



August 15, 2023

Ilana Glickman
Ranee Management
4122 Bathurst Street
Toronto, ON M3H 3P2
(416) 756-3962

**RE: 2570-2590 ARGYLE ROAD, CITY OF MISSISSAUGA
REZONING APPLICATION SUBMISSION, CITY FILE: OZ 20 17**

Dear Ms. Glickman,

1.0 INTRODUCTION

BA Group is retained by Ranee Management to provide transportation consulting services related to the proposed development of lands municipally known as 2570-2590 Argyle Road in the City of Mississauga (referred to herein as “the site”). The site is generally bounded by non-residential uses to the north, Argyle Road to the east, a residential site (Willow Walk Estates – 2542 and 2556 Argyle Road) to the south, and May Fix Creek to the west, with a residential subdivision beyond.

Vehicular access is provided via two existing driveway connections to Argyle Road on the east side of the property. The site includes two (2) existing residential rental buildings (Building ‘A’; 126 units, and Building ‘B’; 127 units), and one (1) proposed residential rental building (Building ‘C’; 255 units). The proposed residential building will be located on the west end of the site.

1.1 Initial Application and Subsequent Resubmissions

BA Group prepared an urban transportation considerations report entitled *Proposed Residential Development, 2570-2590 Argyle Road, City of Mississauga*, dated September 2020, which was submitted to the City of Mississauga as part of the Zoning By-law Amendment application. Comments dated from November 2020 to February 2021 were received from City staff.

In May 2022, an Addendum to the September 2020 urban transportation considerations report was submitted to the City of Mississauga.

This letter summarizes the respective responses to comments received from City staff regarding the May 2022 Addendum report.

2.0 VEHICLE PARKING

2.1 Zoning By-law Requirements

The site is subject to the parking requirements of the City of Mississauga Zoning By-law 0225-2007. The site is zoned “RA4-18”, which is classified as “Apartments”. Application of the City of Mississauga Zoning By-law 0225-2007 (Precinct 3) is summarized in **Table 1** and results in the requirement of 752 parking spaces including 650 spaces for residents and 102 spaces for visitors.

Table 1 Mississauga Zoning By-law 0225-2007 (RA4-1) Parking Requirements (Precinct 3)

Use	Number of Units	Minimum Rate	Number of Parking Spaces
Resident			
Building ‘A’ (existing)	126	0.9 spaces / unit	113
Building ‘B’ (existing)	127	0.9 spaces / unit	114
Building ‘C’ (proposed)	255	0.9 spaces / unit	230
Total		0.9 spaces / unit	457
Non-Resident			
Visitor	508	0.2 spaces / unit	102
Total Spaces Required			752

Notes:

- For the calculation of the required residential parking, the appropriate resident and / or visitor rate or ratio shall be calculated for each component and then rounded. Fractions of less than 0.5 shall be rounded down to the nearest whole number. Fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number.

2.2 Previously Proposed Parking Supply

The previously proposed minimum parking supply rate for residents in the September 2020 TIS was developed based on a review of existing parking demand. It was also proposed to adopt the required minimum parking supply rate for visitors (0.20 spaces / unit) as outlined in the Zoning By-law. The proposed minimum rates in the first submission are as follows:

- Resident parking supply rate: 1.00 spaces / unit; and
- Visitor parking supply rate: 0.20 spaces / unit (meets Zoning By-law 0225-2007 requirement).

2.3 Updated Proposed Parking Supply

Subsequent to the September 2020 TIS submission, City staff have accepted a lower visitor parking rate of 0.15 spaces per unit¹. The current development proposal illustrates 570 parking spaces including 489 spaces for residents and 81 spaces for visitors, equating to the following rates:

¹ The lower visitor parking rate is documented in a letter titled *Comments on Transportation Report (Parking Review) for 2570 and 2590 Argyle Road*, dated December 3, 2020, from City Planning staff.

- Resident parking supply rate: 0.96 spaces / unit; and
- Visitor parking supply rate: 0.16 spaces / unit.

The proposed resident parking supply rate of 0.96 spaces / unit exceeds the bylaw rate of 0.9 spaces / unit, and the proposed visitor parking supply rate of 0.16 spaces / unit meets the City’s accepted rate of 0.16 spaces / unit.

The resident parking supply rate of 0.96 spaces / unit for all unit types is being proposed in keeping with future and planned transit improvements along the Hurontario and Dundas corridors. Furthermore, the site is a rental property, and the Owner is able to allocate parking supply for specific units based on practical demand. The visitor parking supply was reduced from the original submission rate (0.2 spaces / unit) to match existing demand observed on site.

Based on the foregoing, and the City’s acceptance of the reduced visitor parking rate, the currently proposed parking provision is suitable for the site development. **Table 2** summarizes the proposed parking supply by location.

Table 2 Proposed Parking Supply

	Parking Supply		Total
	Surface	Garage	
Resident	82	407	489
Visitor	81	-	81
Total	163	407	570

2.4 Vehicle Parking Space Dimensions

A total of 32 resident parking spaces located within the surface parking lot in the southwest corner of the site have slightly-reduced dimensions as compared to those required under the City of Mississauga’s Zoning By-law 0225-2007.

The minimum Zoning By-law requirements are summarized as follows:

2.6m width x 5.2m length with a 7.0m drive aisle width

The proposed parking spaces have the following dimensions:

2.6m width x 5.2m length with a **6.7m drive aisle width**

The design vehicle is based on an empirical review of the modern passenger vehicle fleet in Canada. Based on a statistical review of the top 100 vehicle models and sales in Canada between the years 2005 to 2014, the 95th percentile passenger design vehicle has the dimensions of approximately 2.0m width x 5.15m length (equivalent to a Dodge Grand Caravan). The total module dimension is 11.9m for the 32 parking spaces with a reduced drive aisle of 6.7m and the parking space length of 5.2m, meeting typical minimum parking space and drive aisle dimensions in other municipalities, including the City of Toronto (requirement of 11.6m). This provides adequate manoeuvring area for design vehicles, particularly given the fact that a one-way circulation is proposed in this area. On this basis, the proposed parking space dimensions accommodate the design vehicles and are appropriate. A provision allowing for these reduced dimensions should be included in the site-specific Zoning By-law.

A total of five (5) resident parking spaces located within the garage parking facility in the proposed Building 'C' are classified as 'obstructed' due to a wall or column adjacent to the parking space that extends more than one (1) metre into the front and/or rear of the parking space. Zoning By-law specifies that the width of an 'obstructed' parking space shall be increased by 0.15m for each side of the parking space that is obstructed.

The minimum Zoning By-law requirements are summarized as follows (parking space obstructed on one side):

2.75m width x 5.2m length with a 7.0m drive aisle width

The proposed parking spaces have the following dimensions (parking space obstructed on one side):

2.6m width x 5.2m length with a 7.0m drive aisle width

The reduced width of this parking space (2.6m provided as compared to 2.75m required) is relatively minor and will not unduly impact the functionality of the parking space for use by the majority of passenger vehicles typically found in underground parking garages of residential buildings in the City of Mississauga. However, it is recommended that the reduced width dimension of the parking space be disclosed in the purchase agreements, and a provision allowing for these reduced dimensions should be included in the site-specific Zoning By-law.

3.0 BICYCLE PARKING

The existing buildings do not have any bicycle parking spaces. The recommended bicycle parking supply rates of the City of Mississauga Cycling Master Plan have been applied to Building C. Application of these rates would result in the requirement for a total of 199 spaces (of which 179 are long-term and 20 are short-term spaces), as summarized in **Table 3**.

Table 3 Mississauga Cycling Master Plan Bicycle Parking Requirements

Use	Building	Number of Units	Minimum Rate	Number of Bicycle Parking Spaces
Residential	C	255	Long-term: 0.70 spaces per unit <u>Short-term: 0.08 spaces per unit</u> Total: 0.78 spaces per unit	179 <u>20</u> 199

Notes:

- For the calculation of the required residential parking, the appropriate resident and / or visitor rate or ratio shall be calculated for each component and then rounded. Fractions of less than 0.5 shall be rounded down to the nearest whole number. Fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number.

A total of 222 bicycle parking spaces are proposed for Building C, including 182 long-term spaces and 40 short-term spaces. The proposed number of bicycle parking spaces exceeds the requirements for Building C based on recommended rates. Due to the rental tenure of the buildings, the bicycle parking spaces may be allocated to residents of the existing buildings (Buildings A and B) or the proposed building (Building C), based on location and availability.

* * * * *

We trust the foregoing is in order. If you have any questions, comments, or require anything further, please do not hesitate to contact us.

Sincerely,

BA Consulting Group Ltd.

A handwritten signature in black ink, appearing to read 'Meredith', followed by a long, horizontal, wavy line that extends to the right.

Meredith Wilkinson, P.Eng.
Senior Transportation Engineer

Cc: Margaret Briegmann, BA Group

Attachement A: Architectural Plans

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
Legal Description: Part of Block A Registered Plan E-23

Zoning By-law: Zoning By-law 2225-2007, 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**

Lot Area	18,460.68 sm
Lot Area excluding conveyance	9.05 sm
Argyle Conveyance - North corner	2,064.10 sm
Southeast Greenlands Zone Conveyance	21,533.82 sm
Total Lot Area	21,533.82 sm

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

Total lot area FSI	1.85
Existing conveyance FSI	2.05
Proposed F.S.I.	1.85

Mississauga Official Plan, Cookville NHD (West)
FSI ranges 0.5 - 1.2

Total NEW Building C	18,755.44 sm
Total EXISTING Building A & B	21,189.60 sm
Existing F.S.I.	1.09
Proposed Lot Coverage:	25%

Permitted Lot Coverage: 40%

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

Established Grade: 113.27 m
CDG (Canadian Geodetic Datum)

Published Elevation: 115.617 m

BUILDING HEIGHT

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

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

BUILDING SETBACKS

STANDARD	m	PROPOSED	m
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*	3.00

PROPOSED LANDSCAPED SOFT AREAS

Lot Area:	21,533.82	sm %
Ground Floor Area*	5,371.2	25% * Building Footprint New + Existing
Landscaped Open Space**	9,622.7	45% ** Soft Landscaping + Hard Landscaping areas
Paved Surface Area***	6,540.0	30% *** 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:	26		
Total Building A + B:	253	Total Rental Building C:	255

PROPOSED AMENITY

STANDARD	sm	PROVIDED	sm
the greater of 5.6 m ² 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 +	1,583.00	TOTAL Outdoor (other) Provided:	696.18
Playground Replacement:	1,416.80	TOTAL Outdoor (at grade) Provided:	2,405.84
5.6 SM / Existing Units	2,999.80	TOTAL Amenity:	3,371.30
50% in one contiguous area	1,499.92		

PROPOSED PARKING SPACE

STANDARD	Pik Spaces	PROVIDED	Pik Spaces
Total Parking Spaces Required A, B + C:	568	Total Parking Spaces Provided:	570

New Building C
Breakdown of parking space by ratio: 0.9
Open Surface Parking: 163
Above Grade Parking: 254
Below Grade Parking: 153
TOTAL: 570

Visitor TOTAL (0.20/Unit): 51
TOTAL: 281
Building A and B Existing: 287
TOTAL: 568

Building C
RATIO PROPOSED: 1.09
RATIO PROPOSED: 2.95
RATIO PROPOSED: 1.16

PROPOSED LOADING SPACE

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

PROVIDED TOTAL BUILDING C	Unit Type	Unit Count	Typical Unit Size	Percent
TOTAL C: 255	Studio	0	0.0m	0%
	1 Bedroom	128	0.0m	50%
	2 Bedroom	102	0.0m	40%
	3 Bedroom	24	0.0m	10%

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: 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 Type	Unit Count	Percent
TOTAL: 127	Studio	0	0%
	1 Bedroom	60	47%
	2 Bedroom	67	53%
	3 Bedroom	0	0%

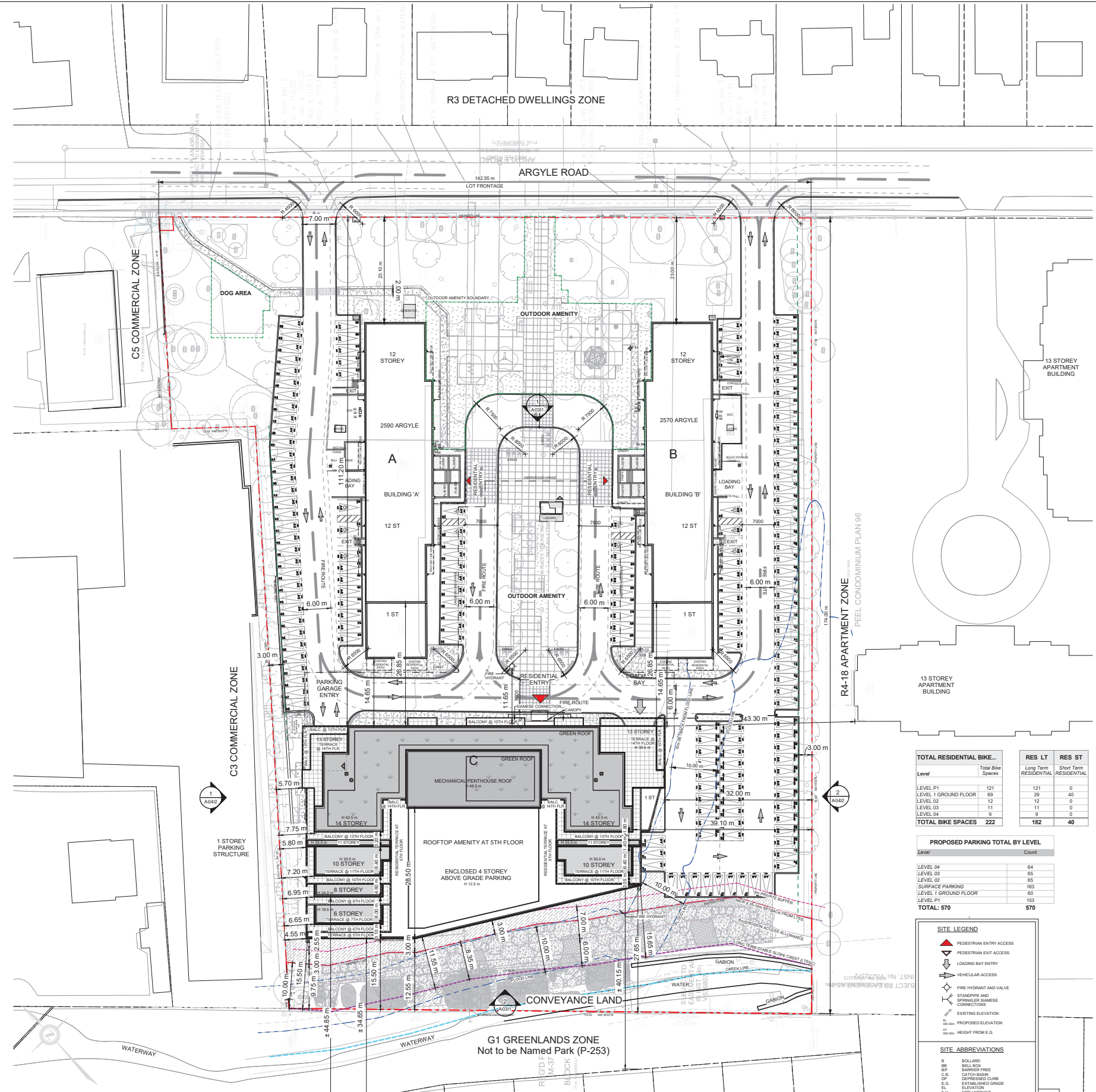
Existing BUILDING B - 2570 Argyle

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

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



MAP LEGEND

- SITE BOUNDARY LINE
- LONG TERM STABLE SLOPE CREST (LTSSC)
- 10 M SETBACK FROM THE LONG TERM STABLE SLOPE CREST (LTSSC)
- 9m EROSION ACCESS ALLOWANCE
- 3m PRIVATE BUFFER
- FLOOD LINE
- 10 M SETBACK FROM THE FLOOD LINE
- CREEK LINE

TOTAL RESIDENTIAL BIKE...

Level	Total Bike Spaces	Long Term Residential	Short Term Residential
LEVEL P1	121	29	0
LEVEL 1 GROUND FLOOR	68	40	0
LEVEL 02	12	0	0
LEVEL 03	11	0	0
LEVEL 04	9	0	0
TOTAL BIKE SPACES	222	162	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

SITE LEGEND

- PEDESTRIAN ENTRY ACCESS
- PEDESTRIAN EXIT ACCESS
- LOADING BAY ENTRY
- VEHICULAR ACCESS
- FIRE HYDRANT AND VALVE
- STAIRWELL AND SPRINKLER RISERS CONNECTIONS
- EXISTING ELEVATION
- PROPOSED ELEVATION
- HEIGHT FROM F.O.D.

SITE ABBREVIATIONS

- B BOLLARD
- BB BELL BELL
- BF BARRIER FREE
- CP CURB CUT
- CP DEPRESSED CURB
- EL ELEVATION
- EL ESTABLISHED GRADE
- F.F. FIRE HYDRANT
- G.V. GAS VALVE
- HT HEIGHT
- H.M. HORIZONTAL
- H.F. HYDRO PILE
- H.S. HYDRO PILE
- S.A. SHAMESE CONNECTION
- T.S. TRAFFIC SIGNAL
- T.L. TRAFFIC LIGHT
- W.V. WATER VALVE

1 SITE PLAN
Scale: 1:300

RANEE MANAGEMENT
4122 Bathurst St., Toronto, ON M3H 3P2
TEL: 416-756-3362

ARCADIS ARCHITECTS (CANADA) INC.

KEYPLAN

ISSUES

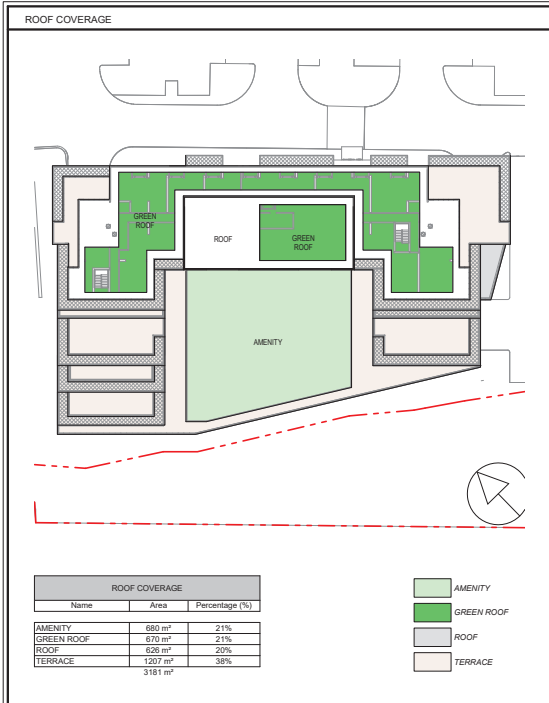
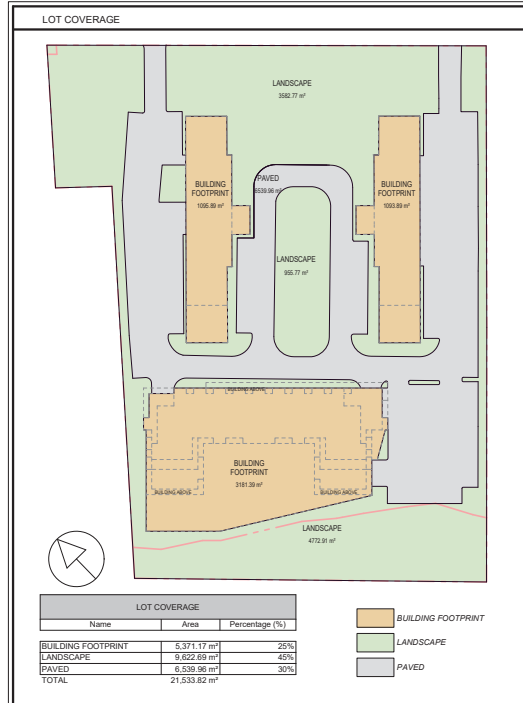
No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING/OPA	2022-08-31
2	ISSUED FOR RE-ZONING/OPA	2022-04-08
3	RE-ISSUE FOR ZONING/OPA	2023-08-11

ARCADIS
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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 STATISTICS
SHEET NUMBER: A-003
ISSUE: 3



Level	Gross Building Area (GFA with Deductions)		GFA Zoning Deductions		GFA Amenity		GFA Zoning Residential	
	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
LEVEL 15 - MPH	4,069 SF	377.89 m ²	4,069 SF	377.89 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
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
LEVEL 12	15,595 SF	1,448.82 m ²	525 SF	48.75 m ²	0 SF	0.00 m ²	15,070 SF	1,400.07 m ²
LEVEL 11	17,093 SF	1,588.02 m ²	538 SF	49.81 m ²	0 SF	0.00 m ²	16,555 SF	1,538.21 m ²
LEVEL 10	19,284 SF	1,791.54 m ²	609 SF	56.61 m ²	0 SF	0.00 m ²	18,675 SF	1,734.93 m ²
LEVEL 09	19,284 SF	1,791.54 m ²	609 SF	56.61 m ²	0 SF	0.00 m ²	18,675 SF	1,734.93 m ²
LEVEL 08	20,105 SF	1,867.78 m ²	615 SF	56.91 m ²	0 SF	0.00 m ²	19,490 SF	1,810.87 m ²
LEVEL 07	20,105 SF	1,867.78 m ²	615 SF	56.91 m ²	0 SF	0.00 m ²	19,490 SF	1,810.87 m ²
LEVEL 06	21,290 SF	1,977.83 m ²	720 SF	66.91 m ²	0 SF	0.00 m ²	20,570 SF	1,910.98 m ²
LEVEL 05	21,290 SF	1,977.83 m ²	720 SF	66.91 m ²	2,356 SF	218.88 m ²	18,165 SF	1,687.59 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	9,175 SF	852.33 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
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
LEVEL 1 GROUND FLOOR	33,687 SF	3,129.64 m ²	27,725 SF	2,575.73 m ²	2,869 SF	268.00 m ²	3,293 SF	305.90 m ²
TOTAL AREA ABOVE GRADE:	321,137 SF	29,834.58 m ²	114,229 SF	10,612.29 m ²	5,625 SF	498.88 m ²	201,882 SF	18,755.44 m ²
LEVEL P1	60,087 SF	5,582.23 m ²	60,087 SF	5,582.23 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²
Not Placed	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	5,582.23 m ²	60,087 SF	5,582.23 m ²	0 SF	0.00 m ²	0 SF	0.00 m ²
Gross Building Area (GFA with Deductions) TOTAL	381,223 SF	35,416.81 m²	174,316 SF	16,194.49 m²	5,625 SF	498.88 m²	201,882 SF	18,755.44 m²

Level	Area m ²	Area m ²
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	218.88 m ²	698.19 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	2,406.84 m ²
LEVEL P1	498.88 m ²	3,105.02 m ²
DP Rec Facilities -TOTAL		3,571.90 m²

CLIENT
RANEE MANAGEMENT
4122 Bathurst St., Toronto, ON M3H 3P2
TEL: 416-756-3362

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KEYPLAN
[Keyplan diagram showing site location]

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 EXCLUSION
Gross Floor Area (GFA) - Apartment Zone
means the sum of the areas of each story 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,
• stairwells, 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	28	13	11	1
LEVEL 11	22	12	9	1
LEVEL 12	19	10	5	4
LEVEL 13	19	10	5	4
LEVEL 14	14	8	5	1
TOTAL UNIT BY MIX	255	128	102	25

TOTAL UNIT COUNT
255

EXISTING UNIT MIX BY BUILDING

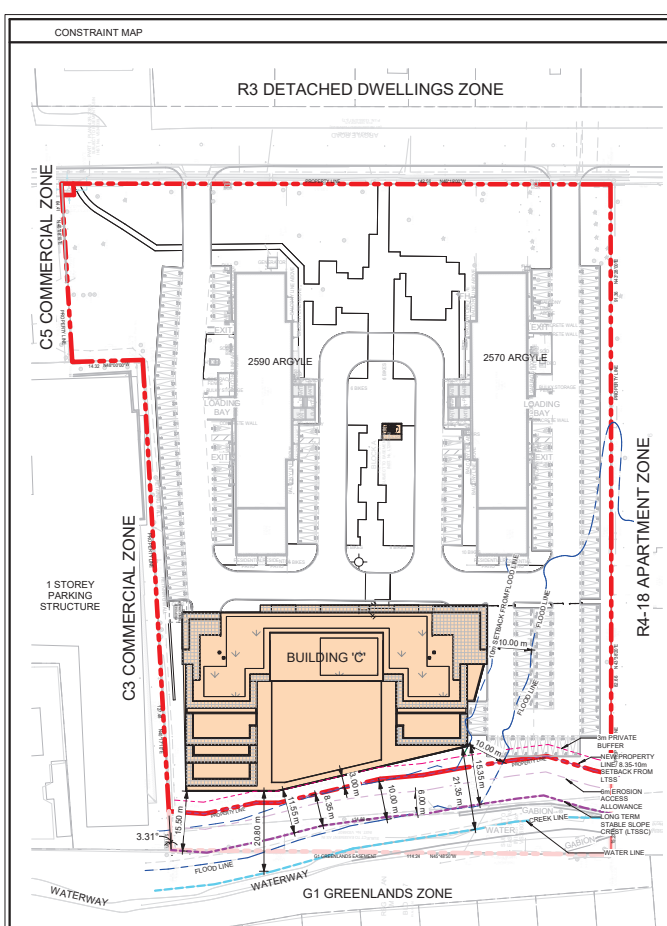
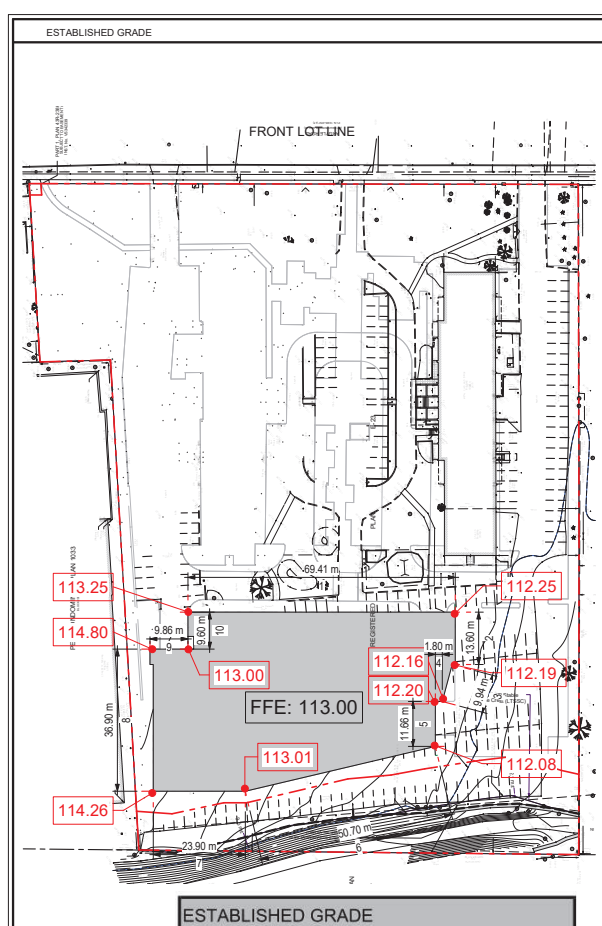
BUILDING	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS
2570 ARGYLE RD.	59 UNITS - 47%	67 UNITS - 53%	0 UNITS - 0%	126
2590 ARGYLE RD.	60 UNITS - 47%	67 UNITS - 53%	0 UNITS - 0%	127
TOTAL	119 UNITS - 47%	134 UNITS - 53%	0 UNITS - 0%	253

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



GFA DEFINITION
Gross Floor Area (GFA) -
means the sum of the areas of each story 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	Long Term RESIDENTIAL	Short Term RESIDENTIAL
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 (285 UNITS)
178 LONG TERM BIKES @ REQUIRED RATIO: 0.7 / UNIT
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.09 / UNIT

BUILDING A+B (253 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	118
SURFACE PARKING	20
A-V	20
TOTAL	138

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

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

SMALL CARS

Level	Count
LEVEL 04	3
LEVEL 03	1
LEVEL 02	1
SURFACE PARKING	32
TOTAL: 37	37

PROPOSED PARKING BLDG. A

Level	Count
SURFACE PARKING	41
LEVEL P1	77
A-R	118
SURFACE PARKING	20
A-V	20
TOTAL	137

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

PROPOSED PARKING BLDG. B

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

PARKING ASSIGNMENT TAG ABBREVIATIONS
R - DENOTES RESIDENTIAL
V - DENOTES VISITOR
A/B/C - DENOTES BUILDING A/B/C
EVRP - ELECTRIC VEHICLE READY PARKING SPACE
PROPOSED PARKING RATIO FOR BUILDING A, B, & C
VIS: 0.16 / UNIT
RES: 0.99 / UNIT

PROPOSED PARKING BLDG. C

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

BUILDING C (255 UNITS) :
254 RESIDENTIAL @ PROPOSED RATIO: 0.99 / UNIT
41 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

EXISTING PARKING SPACES

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

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

ESTABLISHED GRADE

length no.	begin elev. El. 1	end elev. El. 2	length (m)	(el.1 + el.2) / 2 x L
1	113.25	112.25	69.41	7825.98
2	112.25	112.19	13.6	1526.19
3	112.19	112.16	9.94	1115.02
4	112.16	112.2	1.80	201.92
5	112.2	112.08	11.66	1307.55
6	112.08	113.01	50.7	5706.03
7	113.01	114.26	23.9	2715.88
8	114.26	114.8	36.9	4226.16
9	114.8	113	46.64	5312.30
10	113	113.25	46.64	5276.15
total:			241.78	27387.20
EG:				113.27

CONSTRAINT MAP LEGEND

- LIMIT OF DEVELOPMENT (LOD)
- SITE BOUNDARY LINE
- LONG TERM STABLE SLOPE CREST (LTSSC)
- 10 M SETBACK FROM THE LONG TERM STABLE SLOPE CREST (LTSSC)
- 6m EROSION ACCESS ALLOWANCE
- 3m PRIVATE BUFFER
- FLOOD LINE
- 10 M SETBACK FROM THE FLOOD LINE
- CREEK LINE

PROPOSED WASTE MANAGEMENT

WASTE MANAGEMENT REQUIREMENTS
RESIDENTIAL ONLY

Item	Area	Bin Type	Bin / Unit	Units	Total Bins	Area for bins	Area for bulk items	Total Area
Garbage (compacted)	3 cubic yards/4 units	300L	1/4	128	128	32	0	32
RECYCLE (not compacted)	3 cubic yards/4 units	300L	1/4	128	128	32	0	32
TOTAL BINS					256	64	0	64

LOADING BAY REQUIREMENTS
Message by size / loading bay size
1 Bin @ 3.5 x 5.5 x 4.8m

ARCADIS
ARCADIS ARCHITECTS (CANADA) INC.
2570 ARGYLE RD., MISSISSAUGA, ON L4W 2Y7, CANADA
TEL: 416-880-1800 FAX: 416-880-0844
www.arcadis.com

PROJECT
ARGYLE
2570 - 2590 Argyle Rd.
CITY OF MISSISSAUGA, ON

PROJECT NO.
120325

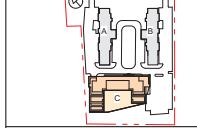
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT MGR. [Name]
APPROVED BY: [Name]

SHEET TITLE
PROJECT STATISTICS

SHEET NUMBER
A-004

ISSUE
3



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

PROPOSED PARKING BLDG. A

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

BUILDING A (127 UNITS) :
118 RESIDENTIAL @ PROPOSED RATIO: 0.94 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

PROPOSED PARKING BLDG. B

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

BUILDING B (126 UNITS) :
118 RESIDENTIAL @ PROPOSED RATIO: 0.94 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

PROPOSED PARKING BLDG. C

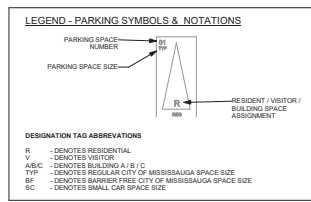
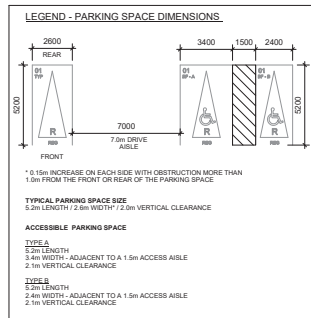
Level	Count
LEVEL 04	64
LEVEL 03	65
LEVEL 02	65
LEVEL 1 GROUND FLOOR	60
C-R	254
SURFACE PARKING	41
C-V	41
TOTAL	295

BUILDING C (285 UNITS) :
252 RESIDENTIAL @ PROPOSED RATIO: 0.89 / UNIT
41 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

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

SITE TOTAL (668 UNITS) :
489 RESIDENTIAL @ PROPOSED RATIO: 0.96 / UNIT
81 VISITORS @ PROPOSED RATIO: 0.16 / UNIT
SITE TOTAL REQUIRED PARKING SPACES : 570



TOTAL RESIDENTIAL BIKE...

Level	Total Bike Spaces	RES LT		RES ST	
		Long Term	Short Term	Long Term	Short Term
LEVEL P1	121	121	0	0	0
LEVEL 1 GROUND FLOOR	60	29	40	0	0
LEVEL 02	12	12	0	0	0
LEVEL 03	11	11	0	0	0
LEVEL 04	9	9	0	0	0
TOTAL BIKE SPACES	222	182	40	0	0

BUILDING C (285 UNITS)
178 LONG TERM BIKES @ REQUIRED RATIO: 0.7 / UNIT
30 SHORT TERM BIKES @ REQUIRED RATIO: 0.106 / UNIT

BUILDING A+B (253 UNITS)
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

SEAL

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

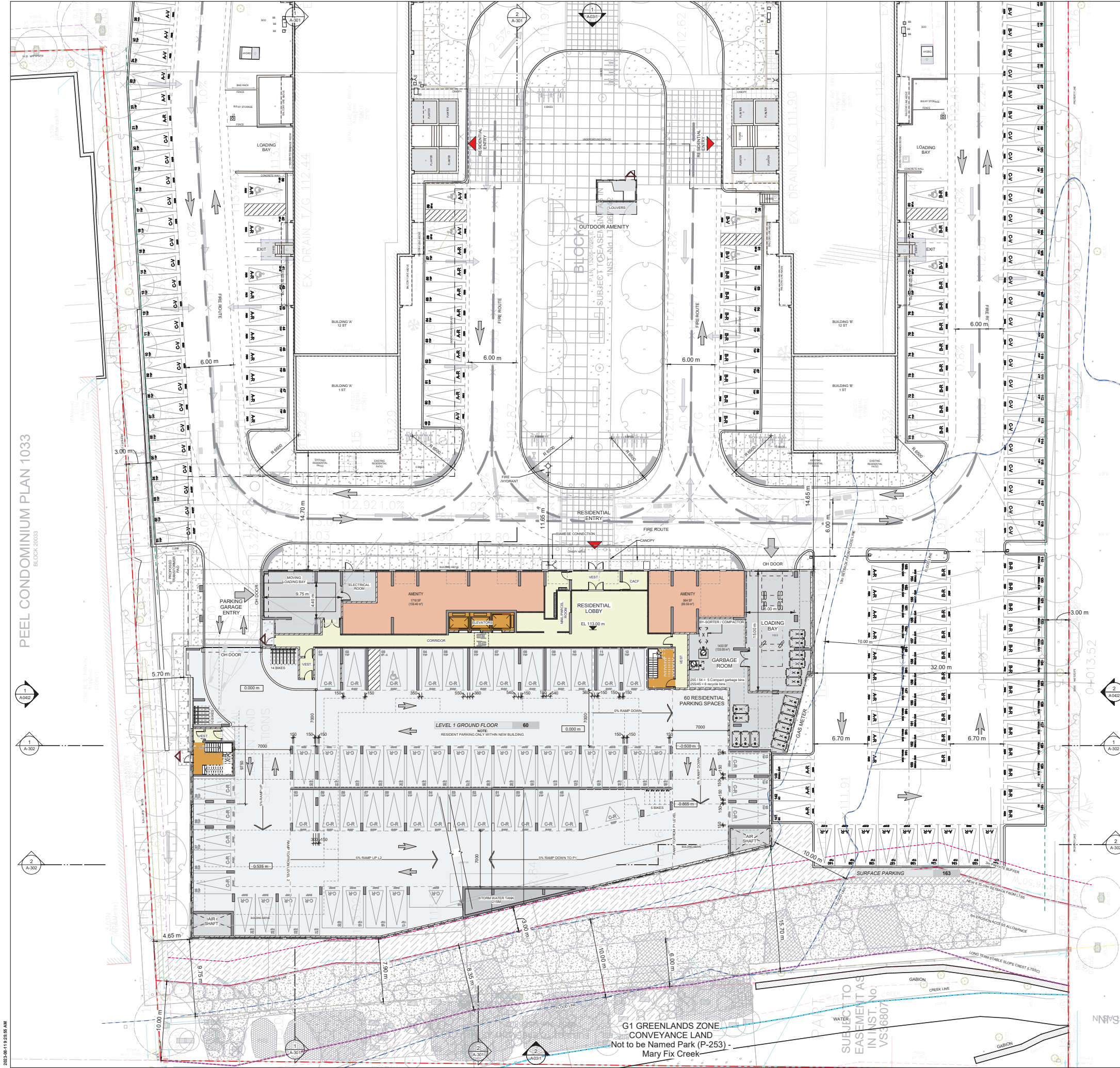
PROJECT NO.: 120325
DRAWN BY: [] **CHECKED BY:** []
PROJECT MGR.: [] **APPROVED BY:** []

SHEET TITLE
UNDERGROUND GARAGE
PLAN - LEVEL P1

SHEET NUMBER A-101 **ISSUE** 3



1 PARKING LEVEL P1
A-101 Scale: 1:150



PEEL CONDOMINIUM PLAN 1033
BLOCK 20033

PROPOSED PARKING BLDG. A

Level	Count
SURFACE PARKING	41
LEVEL P1	77
A-R	118
SURFACE PARKING	25
A-V	20
TOTAL	138

BUILDING A (127 UNITS) :
118 RESIDENTIAL @ PROPOSED RATIO: 0.94 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

PROPOSED PARKING BLDG. B

Level	Count
SURFACE PARKING	41
LEVEL P1	75
B-R	117
SURFACE PARKING	20
B-V	17
TOTAL	130

BUILDING B (126 UNITS) :
118 RESIDENTIAL @ PROPOSED RATIO: 0.94 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

PROPOSED PARKING BLDG. C

Level	Count
LEVEL 04	64
LEVEL 03	65
LEVEL 02	65
LEVEL 1 GROUND FLOOR	60
C-R	254
SURFACE PARKING	41
C-V	17
TOTAL	295

BUILDING C (285 UNITS) :
252 RESIDENTIAL @ PROPOSED RATIO: 0.94 / UNIT
41 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

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

SITE TOTAL (668 UNITS) :
489 RESIDENTIAL @ PROPOSED RATIO: 0.96 / UNIT
81 VISITORS @ PROPOSED RATIO: 0.16 / UNIT
SITE TOTAL REQUIRED PARKING SPACES : 570

LEGEND - PARKING SPACE DIMENSIONS

TYPICAL PARKING SPACE SIZE
5.2m LENGTH / 2.6m WIDTH / 2.0m VERTICAL CLEARANCE

ACCESSIBLE PARKING SPACE

TYPE A
3.4m LENGTH
3.4m WIDTH - ADJACENT TO A 1.5m ACCESSIBLE
2.0m VERTICAL CLEARANCE

TYPE B
3.4m LENGTH
2.4m WIDTH - ADJACENT TO A 1.5m ACCESSIBLE
2.0m VERTICAL CLEARANCE

LEGEND - PARKING SYMBOLS & NOTATIONS

PARKING SPACE NUMBER

PARKING SPACE SIZE

RESIDENT / VISITOR / BUILDING SPACE ASSIGNMENT

DESIGNATION TAG ABBREVIATIONS

- R - DENOTES RESIDENTIAL
- V - DENOTES VISITOR
- A/B/C - DENOTES BUILDING A / B / C
- TYP - DENOTES TYPICAL CITY OF MISSISSAUGA SPACE SIZE
- RF - DENOTES RAMP FREE CITY OF MISSISSAUGA SPACE SIZE
- SM - DENOTES SMALL CAR SPACE SIZE

SMALL CARS

Level	Count
LEVEL 04	3
LEVEL 03	1
LEVEL 02	1
SURFACE PARKING	32
TOTAL: 37	37

LEGEND - SMALL CAR

BUILDING C (285 UNITS)
178 LONG TERM BIKES @ REQUIRED RATIO: 0.7 / UNIT
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

BUILDING A+B (283 UNITS)
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

TOTAL RESIDENTIAL BIKE...

Level	Total Bike Spaces	Long Term Residential	Short Term Residential
LEVEL P1	121	121	0
LEVEL 1 GROUND FLOOR	69	29	40
LEVEL 03	12	12	0
LEVEL 04	11	11	0
LEVEL 04	9	9	0
TOTAL BIKE SPACES	222	182	40

BUILDING C (285 UNITS)
178 LONG TERM BIKES @ REQUIRED RATIO: 0.7 / UNIT
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

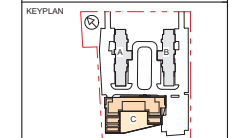
BUILDING A+B (283 UNITS)
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

GROUND FLOOR PLAN
A-102 Scale: 1:150

LEGEND - SMALL CAR

RANEE MANAGEMENT
4122 Bathurst St., Toronto, ON M3H 3P2
TEL: 416-756-3302

ARCADIS
ARCADIS ARCHITECTS (CANADA) INC.
55 St. Clair Avenue West, Toronto, ON M5V 2Y7, Canada
Tel: 416-596-7800 Fax: 416-596-8844
www.arcadisusa.com



ISSUES

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

NOTES

The collection area should not require the jockeying of front-end bins (i.e. manually positioning one front-end bin at a time for the waste collection vehicle to pick up) by property management staff. The Region of Peel strongly discourages waste collection area designs that rely on property management staff to move front-end bins during waste collection. However, where all reasonable attempts have been undertaken and these requirements cannot be met, reliance on property management staff to facilitate waste collection will be considered at the Region's discretion subject to the following requirements:

A. The bins should be properly positioned in the collection area on the day of collection before 7 am.

B. The driver is not required to exit the collection vehicle to facilitate collection.

C. Property management is responsible for moving bins during collection. The collection vehicle stays in position and the property management will position the bin in front of the collection vehicle for loading and unloading.

D. The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.

E. Property management will be responsible to ensure the adjacent loading area must not be used during waste collection (clearfree).

F. Property management will be responsible to ensure the roll up door remains open during waste collection.

G. Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.

H. Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.

Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.

The maximum grade permitted along the waste collection vehicle access route is 8 percent.

LEGEND - SMALL CAR

LEGEND - PARKING SYMBOLS & NOTATIONS

PARKING SPACE NUMBER

PARKING SPACE SIZE

RESIDENT / VISITOR / BUILDING SPACE ASSIGNMENT

DESIGNATION TAG ABBREVIATIONS

- R - DENOTES RESIDENTIAL
- V - DENOTES VISITOR
- A/B/C - DENOTES BUILDING A / B / C
- TYP - DENOTES TYPICAL CITY OF MISSISSAUGA SPACE SIZE
- RF - DENOTES RAMP FREE CITY OF MISSISSAUGA SPACE SIZE
- SM - DENOTES SMALL CAR SPACE SIZE

SMALL CARS

Level	Count
LEVEL 04	3
LEVEL 03	1
LEVEL 02	1
SURFACE PARKING	32
TOTAL: 37	37

LEGEND - SMALL CAR

BUILDING C (285 UNITS)
178 LONG TERM BIKES @ REQUIRED RATIO: 0.7 / UNIT
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

BUILDING A+B (283 UNITS)
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

TOTAL RESIDENTIAL BIKE...

Level	Total Bike Spaces	Long Term Residential	Short Term Residential
LEVEL P1	121	121	0
LEVEL 1 GROUND FLOOR	69	29	40
LEVEL 03	12	12	0
LEVEL 04	11	11	0
LEVEL 04	9	9	0
TOTAL BIKE SPACES	222	182	40

BUILDING C (285 UNITS)
178 LONG TERM BIKES @ REQUIRED RATIO: 0.7 / UNIT
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

BUILDING A+B (283 UNITS)
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

GROUND FLOOR PLAN
A-102 Scale: 1:150

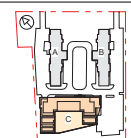
LEGEND - SMALL CAR

2023-08-19 2:25:05 AM

G1 GREENLANDS ZONE
CONVEYANCE LAND
Not to be Named Park (P-253)
Mary Fix Creek

SUBJECT TO
EASEMENT AS
IN INST. NO.
V536807

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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

PROPOSED PARKING BLDG. A

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

BUILDING A (127 UNITS) :
118 RESIDENTIAL @ PROPOSED RATIO: 0.94 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

PROPOSED PARKING BLDG. B

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

BUILDING B (126 UNITS) :
118 RESIDENTIAL @ PROPOSED RATIO: 0.94 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

PROPOSED PARKING BLDG. C

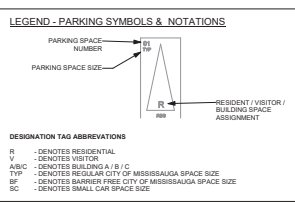
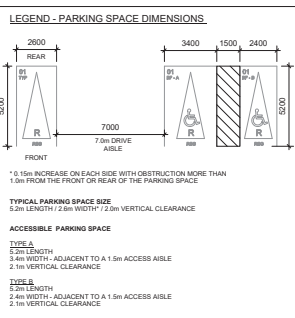
Level	Count
LEVEL 04	64
LEVEL 03	65
LEVEL 02	65
LEVEL 1 GROUND FLOOR	60
C-R	254
SURFACE PARKING	41
C-V	41
TOTAL	295

BUILDING C (288 UNITS) :
252 RESIDENTIAL @ PROPOSED RATIO: 0.89 / UNIT
41 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

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

SITE TOTAL (668 UNITS) :
489 RESIDENTIAL @ PROPOSED RATIO: 0.96 / UNIT
81 VISITORS @ PROPOSED RATIO: 0.16 / UNIT
SITE TOTAL REQUIRED PARKING SPACES : 570



TOTAL RESIDENTIAL BIKE...

Level	Total Bike Spaces	RES LT		RES ST	
		Long Term	Short Term	Long Term	Short Term
LEVEL P1	121	0	0	0	0
LEVEL 1 GROUND FLOOR	60	29	40	0	0
LEVEL 02	12	12	0	0	0
LEVEL 03	11	11	0	0	0
LEVEL 04	9	9	0	0	0
TOTAL BIKE SPACES	222	182	40	0	0

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 (253 UNITS)
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

LEVEL 2 - UNIT MIX

Unit Type	Count
1B	2
2B	5
3B	1
UNIT TOTAL COUNT	8

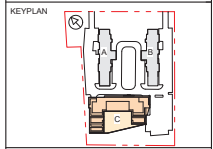
LEVEL 2 FLOOR PLAN
Scale: 1 : 150

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

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

SHEET TITLE
LEVEL 2 FLOOR PLAN





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

PROPOSED PARKING BLDG. A

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

BUILDING A (127 UNITS) :
118 RESIDENTIAL @ PROPOSED RATIO: 0.94 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

PROPOSED PARKING BLDG. B

Level	Count
SURFACE PARKING	41
LEVEL P1	78
B-R	117
SURFACE PARKING	20
B-V	20
TOTAL	137

BUILDING B (126 UNITS) :
118 RESIDENTIAL @ PROPOSED RATIO: 0.94 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

PROPOSED PARKING BLDG. C

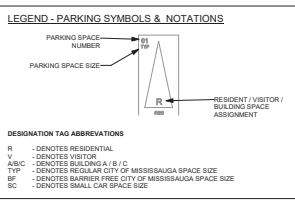
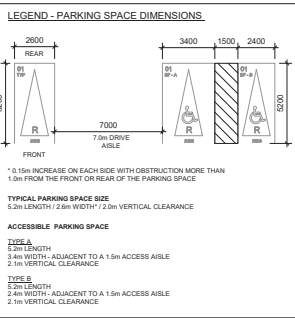
Level	Count
LEVEL 04	64
LEVEL 03	65
LEVEL 02	65
LEVEL 1 GROUND FLOOR	60
C-R	254
SURFACE PARKING	41
C-V	41
TOTAL	295

BUILDING C (255 UNITS) :
252 RESIDENTIAL @ PROPOSED RATIO: 0.99 / UNIT
41 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

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

SITE TOTAL (668 UNITS) :
489 RESIDENTIAL @ PROPOSED RATIO: 0.96 / UNIT
81 VISITORS @ PROPOSED RATIO: 0.16 / UNIT
SITE TOTAL REQUIRED PARKING SPACES : 570



TOTAL RESIDENTIAL BIKE...

Level	Total Bike Spaces	RES LT		RES ST	
		Long Term Residential	Short Term Residential	Long Term Residential	Short Term Residential
LEVEL P1	121	121	0	0	0
LEVEL 1 GROUND FLOOR	60	29	40	0	0
LEVEL 02	12	12	0	0	0
LEVEL 03	11	11	0	0	0
LEVEL 04	64	64	0	0	0
TOTAL BIKE SPACES	222	182	40	0	0

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 (253 UNITS) :
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

LEVEL 3 - UNIT MIX

Unit Type	Count
1B	2
2B	5
3B	1
UNIT TOTAL COUNT	8

LEVEL 3 FLOOR PLAN
Scale: 1:150

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

PROJECT NO: 120325
DRAWN BY: 1B
PROJECT MGR: 3B

CHECKED BY:
APPROVED BY:

SHEET NUMBER A-104
ISSUE 3



PROPOSED PARKING BLDG. A

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

BUILDING A (127 UNITS) :
118 RESIDENTIAL @ PROPOSED RATIO: 0.94 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

PROPOSED PARKING BLDG. B

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

BUILDING B (126 UNITS) :
118 RESIDENTIAL @ PROPOSED RATIO: 0.94 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

PROPOSED PARKING BLDG. C

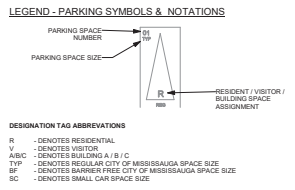
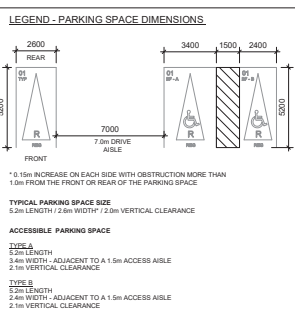
Level	Count
LEVEL 04	64
LEVEL 03	65
LEVEL 02	65
LEVEL 1 GROUND FLOOR	60
C-R	254
SURFACE PARKING	41
C-V	41
TOTAL	295

BUILDING C (285 UNITS) :
252 RESIDENTIAL @ PROPOSED RATIO: 0.89 / UNIT
41 VISITORS @ PROPOSED RATIO: 0.16 / UNIT

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

SITE TOTAL (668 UNITS) :
489 RESIDENTIAL @ PROPOSED RATIO: 0.96 / UNIT
81 VISITORS @ PROPOSED RATIO: 0.16 / UNIT
SITE TOTAL REQUIRED PARKING SPACES : 570



TOTAL RESIDENTIAL BIKE...

Level	Total Bike Spaces	RES LT		RES ST	
		Long Term	Short Term	Long Term	Short Term
LEVEL P1	121	121	0	0	0
LEVEL 1 GROUND FLOOR	60	29	40	0	0
LEVEL 02	12	12	0	0	0
LEVEL 03	11	11	0	0	0
LEVEL 04	64	64	0	0	0
TOTAL BIKE SPACES	222	182	40	0	0

BUILDING C (285 UNITS)
178 LONG TERM BIKES @ REQUIRED RATIO: 0.7 / UNIT
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

BUILDING A+B (253 UNITS)
20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

LEVEL 4 - UNIT MIX

Unit Type	Count
1B	8
2B	1
3B	2
UNIT TOTAL COUNT	11

LEVEL 4 FLOOR PLAN
Scale: 1:150

