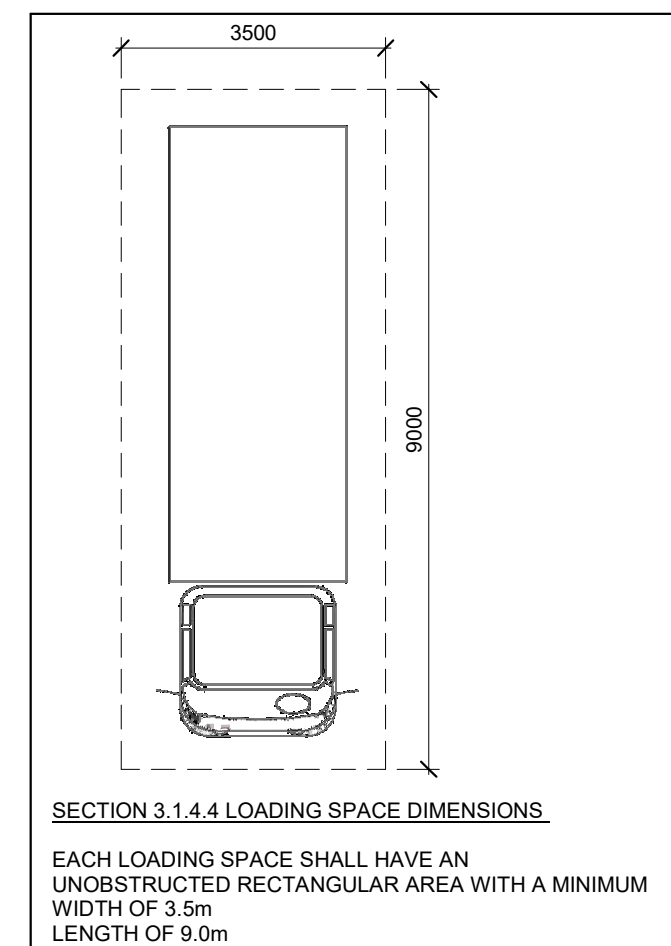
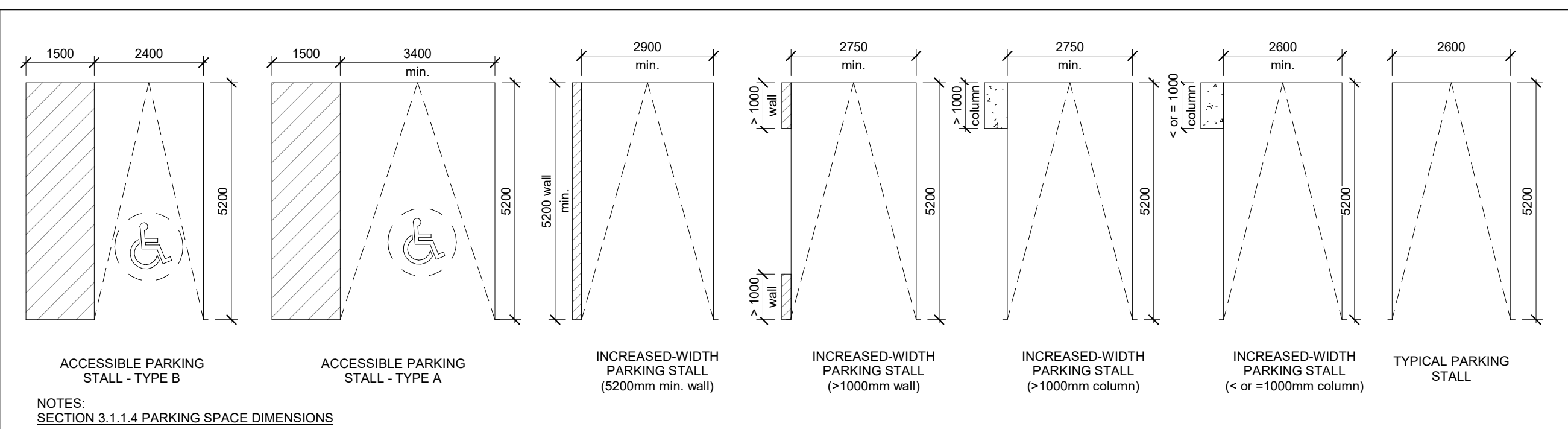


**3 BICYCLE PARKING SPACE DIMENSIONS**  
1 : 50



**1 LOADING DOCK DIMENSIONS**  
1 : 100



**2 PARKING STALL DIMENSIONS**  
1 : 100

LANDSCAPING DATA	REQUIRED	PROPOSED	PROPOSED (%)
TOTAL LANDSCAPED AREA (m2)	40% OF LOT AREA = 11,110.26 m <sup>2</sup>	6,931.08 m <sup>2</sup>	25%
TOTAL PAVED AREA (m2)		3,011.96 m <sup>2</sup>	
LANDSCAPE BUFFERS (m)	4.5m	3-4.5m	

LOADING REQUIREMENTS	REQUIRED	PROPOSED	PROPOSED (%)
RESIDENTIAL	1	3	300%

AUTOMOBILE INFRASTRUCTURE	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)		
NUMBER OF RESIDENTIAL PARKING SPACES	0.80 X UNIT	835 (FOR 1043 UNITS)	835	100%		
NUMBER OF BARRIER FREE PARKING SPACES (INCLUDES TOTAL PARKING SPACES)	2.0 SPACES + 2% OF THE TOTAL = 19	TYPE A 10	TYPE B 9	TYPE A XX	TYPE B XX	XX%
NUMBER OF VISITOR PARKING SPACES	0.15 X UNIT	157	131	83.4%		
TOTAL PARKING SPACES		992	966	97.4%		

CYCLING INFRASTRUCTURE	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
NUMBER OF CLASS A - LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL)	CLASS A: 0.8 SPACES PER UNIT	626	626	100%
NUMBER OF CLASS B - SHORT-TERM BICYCLE PARKING SPACES	CLASS B: THE GREATER OF 0.05 SPACES PER UNIT OR 6 SPACES	53	55	103.8%
TOTAL BICYCLE PARKING SPACES	XX	679	681	100.3%

SHORT-TERM BICYCLE PARKING	MINIMUM RATE	REQUIRED	PROPOSED	PROPOSED (%)
PHASE 1 (TOWER A)	CLASS B: THE GREATER OF 0.05 SPACES PER UNIT OR 6 SPACES	11	12	109%
PHASE 2A (NORTH BUILDING PODIUM)		9	9	100%
PHASE 2B (NORTH BUILDING PODIUM)		9	9	100%
PHASE 3 (SOUTH BUILDING)		11	12	109%
PHASE 4 (TOWER B)		13	13	100%
<b>TOTAL COUNT</b>		<b>53</b>	<b>55</b>	<b>103.8%</b>

UNITS DATA - ENTIRE DEVELOPMENT					
TYPE	# OF UNITS	AREA		AVERAGE UNIT SIZE(sqft)	PERCENTAGE
		sqm.	sqft.		
STUDIO	30	982.93	10580.17	353	3%
1 BED	565	26002.27	279886.1	493	54%
1 BED + D	116	6262.25	67406.30	581	11%
2 BED	214	14662.83	157829.39	738	21%
2 BED + D	66	5309.99	57156.26	866	6%
3 BED	52	4029.79	43376.30	834	5%
	<b>1043</b>	<b>57250.06</b>	<b>616234.52</b>		

AMENITY AREA REQUIREMENTS	REQUIRED	PROPOSED	PROPOSED (m2/Units)
INDOOR AMENITY AREA (m <sup>2</sup> )		1116 m <sup>2</sup>	1.07
OUTDOOR AMENITY AREA (m <sup>2</sup> )		4082.67 m <sup>2</sup>	3.91
TOTAL AMENITY AREA (5.6 m <sup>2</sup> / UNIT) (m <sup>2</sup> )	5.6*1043 = 5840.8 m <sup>2</sup>	5198.67 m <sup>2</sup>	4.98

INDOOR AMENITY AREA (m <sup>2</sup> )	PROPOSED
LEVEL P1 (Phase 3)	77 m <sup>2</sup>
LEVEL 1	915 m <sup>2</sup>
LEVEL 8	124 m <sup>2</sup>
TOTAL INDOOR AMENITY	1116 m <sup>2</sup>

OUTDOOR AMENITY AREA (m <sup>2</sup> )	PROPOSED
LEVEL P1 (Phase 3 at Grade)	610.89 m <sup>2</sup>
LEVEL 1 (at Grade)	2665.78 m <sup>2</sup>
LEVEL 8 (ROOFTOP)	806 m <sup>2</sup>
TOTAL OUTDOOR AMENITY	4082.67 m <sup>2</sup>

**SITE AND ZONING STATISTICS**  
1 : 2

GENERAL SITE DESCRIPTION	
NAME OF PROJECT	JOYMAR DRIVE & TANNERY ST, MISSISSAUGA
MUNICIPAL ADDRESS	95 JOYMAR DR
ZONING BY LAW	RAS
ZONING DESIGNATION	D
OBC BUILDING CLASSIFICATION	C (3.2.2.42)

BUILDING DATA	REQUIRED	PROPOSED	PROPOSED (%)
BUILDING COVERAGE AREA	---	7,230 m <sup>2</sup> (1.78 a)	---
LOT AREA A (Environmental)	---	10,768m <sup>2</sup> (1.07ha)	---
LOT AREA B (Development)	---	16,590m <sup>2</sup> (1.66 ha)	---
LOT AREA C (Road widening, etc)	---	400m <sup>2</sup> (0.04 ha)	---
TOTAL LOT AREA (A+B+C)	---	27,758 m <sup>2</sup> (2.78 ha)	---
LOT WIDTH AT JOYMAR DR.	---	293.42 m	---
LOT WIDTH AT TANNERY ST.	---	68.23 m	---
LOT WIDTH AT THOMAS ST.	---	106.57 m	---
DEVELOPABLE LOT FRONTAGE	---	289.63 m	---
DEVELOPABLE LOT DEPTH	---	70.25m (max)   45.32m (min)	---
DENSITY	---	1043 UNITS	---
FLOOR AREA(EXCLUDING UG PARKING) (m <sup>2</sup> )	---	72,588.01 m <sup>2</sup>	---
UNDERGROUND PARKING AREA (m <sup>2</sup> )	---	42,173.06 m <sup>2</sup>	---
GROSS FLOOR AREA (DEFINED AS PER ZONING) (m <sup>2</sup> )	---	65,749.38 m <sup>2</sup>	---
DENSITY (FSI) GFALOT AREA B-DEVELOPMENT	---	3.96	---

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 concrete walls.  
 Let Area means the total horizontal area within the lot lines of a lot. Where this By-law requires a minimum lot area for a use, such area shall be located within the same zone as the use.  
 Floor Space Index (FSI) means the ratio of the gross floor area of all buildings and structures to the lot area.

SETBACKS	REQUIRED	PROPOSED	PROPOSED (%)
FRONT YARD (m)	30	4.5	---
INTERIOR SIDE YARD (m)	9	4.5	---
EXTERIOR SIDE YARD (m)	9	4.5	---
REAR YARD (m)	15	6	---

UNITS COUNT AS PER PHASING	REQUIRED	PROPOSED	PROPOSED (%)
PHASE 1 (TOWER A)	---	209	---
PHASE 2A (NORTH BUILDING PODIUM)	---	180	---
PHASE 2B (NORTH BUILDING PODIUM)	---	188	---
PHASE 3 (SOUTH BUILDING)	---	214	---
PHASE 4 (TOWER B)	---	252	---
<b>TOTAL UNITS COUNT</b>	---	<b>1043</b>	---

PHASE 1 (TOWER A)	REQUIRED	PROPOSED	PROPOSED (%)
NUMBER OF STOREYS	---	18 STOREYS	---
BUILDING HEIGHT (RESIDENTIAL STOREYS) (m)	---	59.40 m	---
RESIDENTIAL AREA (m2)	---	11,566.78 m <sup>2</sup>	---
AMENITY AREA (INDOOR) (m2)	---	88.01 m <sup>2</sup>	---

PHASE 1 (NORTH BUILDING PODIUM)	REQUIRED	PROPOSED	PROPOSED (%)
NUMBER OF STOREYS	---	8 STOREYS	---
BUILDING HEIGHT (RESIDENTIAL STOREYS) (m)	---	27.40 m	---
RESIDENTIAL AREA (m2)	---	9,813.80 m <sup>2</sup>	---
AMENITY AREA (INDOOR) (m2)	---	266.84 m <sup>2</sup>	---

PHASE 2 (NORTH BUILDING PODIUM)	REQUIRED	PROPOSED	PROPOSED (%)
NUMBER OF STOREYS	---	8 STOREYS	---
BUILDING HEIGHT (RESIDENTIAL STOREYS) (m)	---	27.40 m	---
RESIDENTIAL AREA (m2)	---	10,694.61 m <sup>2</sup>	---
AMENITY AREA (INDOOR) (m2)	---	491.97 m <sup>2</sup>	---

SOUTH BUILDING	REQUIRED	PROPOSED	PROPOSED (%)
NUMBER OF STOREYS	---	12 STOREYS	---
BUILDING HEIGHT (RESIDENTIAL STOREYS) (m)	---	46.70 m	---
RESIDENTIAL AREA (m2)	---	11,350.35 m <sup>2</sup>	---
AMENITY AREA (INDOOR) (m2)	---	77.37 m <sup>2</sup>	---

PHASE 2 (TOWER B)	REQUIRED	PROPOSED	PROPOSED (%)
NUMBER OF STOREYS	---	22 STOREYS	---
BUILDING HEIGHT (RESIDENTIAL STOREYS) (m)	---	72.20 m	---
RESIDENTIAL AREA (m2)	---	13,824.53 m <sup>2</sup>	---
AMENITY AREA (INDOOR) (m2)	---	190.82 m <sup>2</sup>	---

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