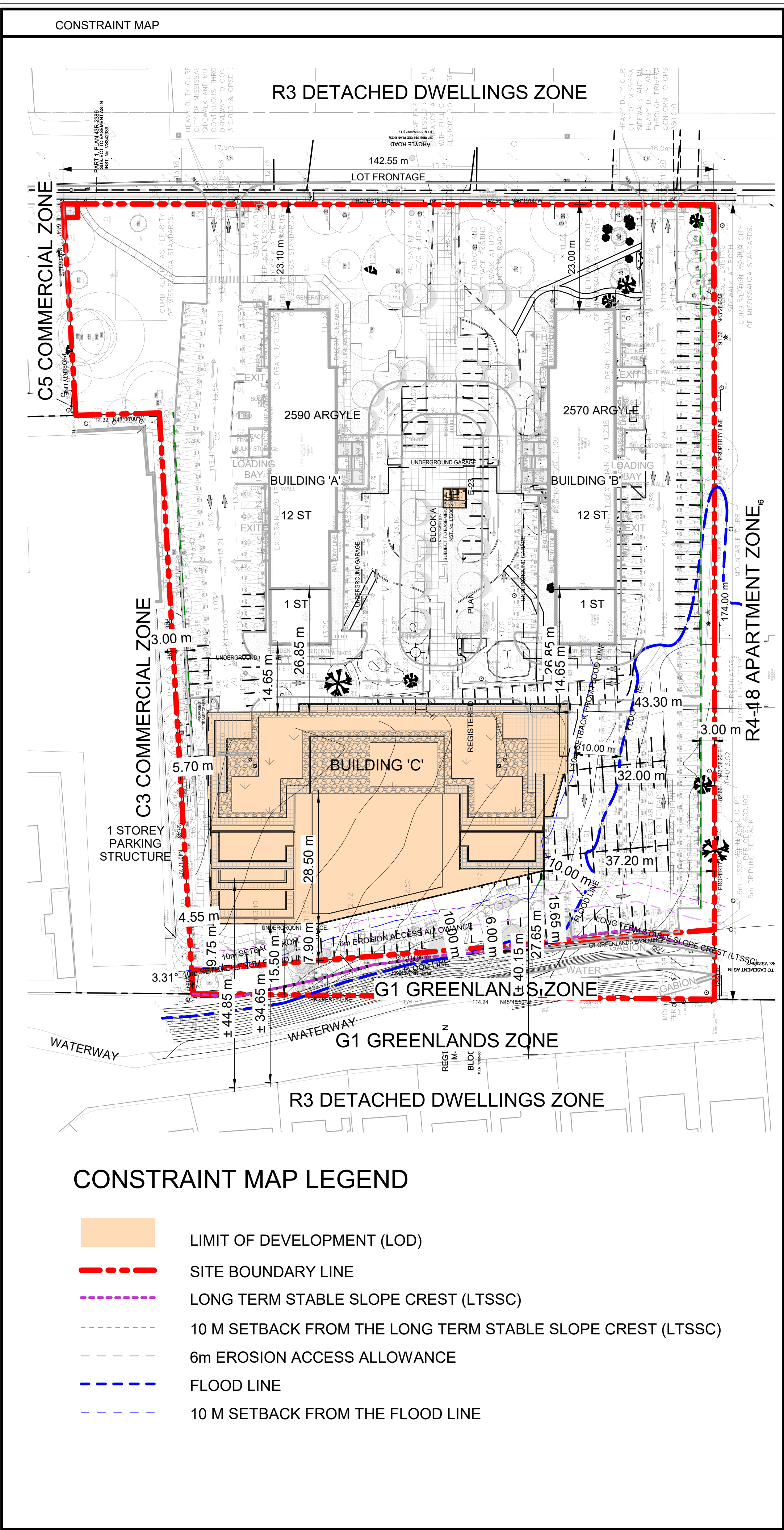
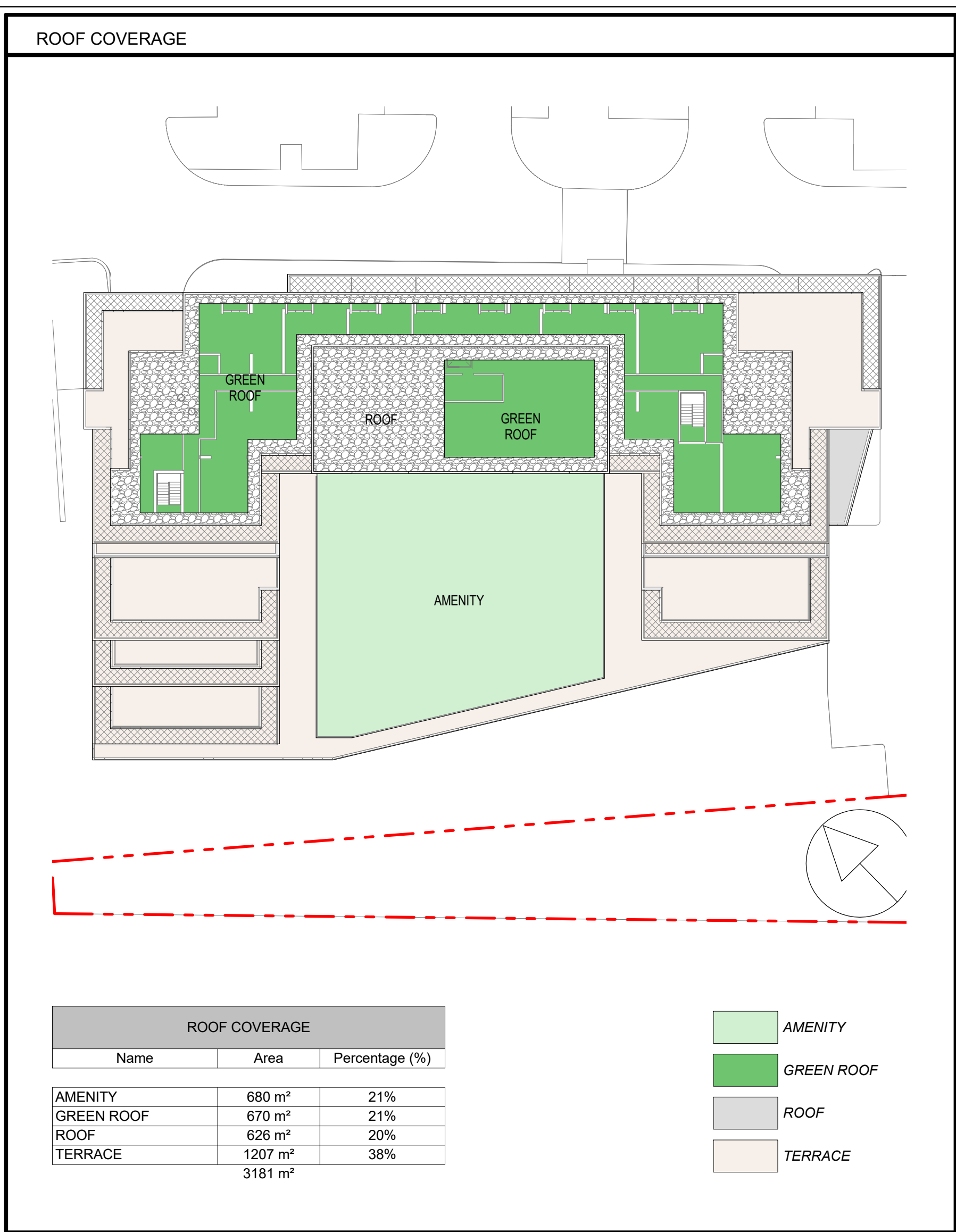




GFA EXCLUSION
Gross Floor Area / Zoning: MISSISSAUGA Gross Floor Area (GFA) - Apartment Zone <i>means the sum of the areas of each storey of a building above or below established grade, measured from the exterior of outside walls of the building including floor area occupied by interior walls</i> <i>but excluding any part of the building used for</i> • 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)

AMENITY PROVIDED					
DP Indoor Amenity			DP Outdoor Amenity		
(Zoning Deductions)					
Level	Area m2		Area m2		
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	216.88 m ²		696.16 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		2,744.50 m ²		
TOTAL: 19	466.88 m ²		3,442.78 m ²		
DP Rec Facilities -TOTAL			3,909.66 m ²		

EXISTING UNIT MIX BY BUILDING				
<u>BUILDING</u>	<u>1 BEDROOM</u>	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>	<u>TOTAL UNITS</u>
2570 ARGYLE RD.	59 UNITS - 47%	67 UNITS - 53%	0 UNITS - 0%	126
<u>2590 ARGYLE RD.</u>	<u>60 UNITS - 47%</u>	<u>67 UNITS - 53%</u>	<u>0 UNITS - 0%</u>	<u>127</u>
TOTAL:	119 UNITS - 47%	134 UNITS - 53%	0 UNITS - 0%	253
TOTAL EXISTING : 253 UNITS				

SITE TOTAL UNITS				
<u>BUILDING</u>	<u>1 BEDROOM</u>	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>	<u>TOTAL UNITS</u>
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
<u>NEW BUILDING</u>	<u>128 UNITS - 50%</u>	<u>102 UNITS - 40%</u>	<u>26 UNITS - 10%</u>	<u>255</u>
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 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			
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	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 (253 UNITS)

20 SHORT TERM BIKES @ REQUIRED RATIO: 0.08 / UNIT

PROPOSED PARKING BLDG. A

Level	Count
SURFACE PARKING	43
LEVEL 1 GROUND FLOOR	5
LEVEL P1	79
A-R	127
SURFACE PARKING	21
A-V	21
TOTAL	148

PROPOSED PARKING BLDG. B

Level	Count
SURFACE PARKING	44
LEVEL 1 GROUND FLOOR	6
LEVEL P1	76
B-R	126
SURFACE PARKING	20
B-V	20
TOTAL	146

PROPOSED PARKING BLDG. C

Level	Count
LEVEL 04	64
LEVEL 03	65
LEVEL 02	65
SURFACE PARKING	12
LEVEL 1 GROUND FLOOR	49
C-R	255
SURFACE PARKING	40
C-V	40
TOTAL	295

BUILDING A (127 UNITS) :

127 RESIDENTIAL @ PROPOSED RATIO: 1.0 / UNIT
21 VISITORS @ PROPOSED RATIO: 0.15 / UNIT

BUILDING B (126 UNITS) :

126 RESIDENTIAL @ PROPOSED RATIO: 1.0 / UNIT
20 VISITORS @ PROPOSED RATIO: 0.15 / UNIT

BUILDING C (255 UNITS) :

255 RESIDENTIAL @ PROPOSED RATIO: 1.0 / UNIT
40 VISITORS @ PROPOSED RATIO: 0.15 / UNIT

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

SMALL CARS

Level	Count
SURFACE PARKING	48
TOTAL: 48	48

PARKING ASSIGNMENT TAG ABBREVIATIONS

R - DENOTES RESIDENTIAL
V - DENOTES VISITOR
A/B/C - DENOTES BUILDING A/B/C

PROPOSED PARKING RATIO FOR BUILDING A, B, & C

VIS: 0.15 / UNIT
RES: 1.0 / UNIT

TOTAL - 589 PARKING SPACES:

VIS: 81 PARKING SPACES
RES: 508 PARKING SPACES

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		

PROPOSED WASTE MANAGEMENT

WASTE MANAGEMENT REQUIREMENTS

RESIDENTIAL ONLY

Required Waste Management Bins for Building A - Existing											
Item	Rate	Bin Type	Bin / Unit	Units	Total Bins	Roundup	Item	Bin	sm / Bin *	sm	
GARBAGE (compacted)	3 cubic yards/4 units	30y-bin	1/54	128	2.8	3.0	Area for bulk items	6	6.00	36.00	
RECYCLE (not compacted)	3 cubic yards/4 units	30y-bin	1/45	128	2.8	3.0	Total Number of Bins	6	6.00	36.00	
Total Bins						6.0	Total				48.00

Required Waste Management Bins for Building B - Existing											
Item	Rate	Bin Type	Bin / Unit	Units	Total Bins	Roundup	Item	Bin	sm / Bin *	sm	
GARBAGE (compacted)	3 cubic yards/4 units	30y-bin	1/54	127	2.4	3.0	Area for bulk items	6	6.00	36.00	
RECYCLE (not compacted)	3 cubic yards/4 units	30y-bin	1/45	127	2.8	3.0	Total Number of Bins	6	6.00	36.00	
Total Bins						6.0	Total				48.00

Required Waste Management Bins for Building C											
Item	Rate	Bin Type	Bin / Unit	Units	Total Bins	Roundup	Item	Bin	sm / Bin *	sm	
GARBAGE (compacted)	3 cubic yards/4 units	30y-bin	1/54	256	4.7	5.0	Area for bulk items	11	6.00	66.00	
RECYCLE (not compacted)	3 cubic yards/4 units	30y-bin	1/45	256	5.7	6.0	Total Number of Bins	11	6.00	66.00	
Total Bins						11.0	Total				78.00

Required Waste Management Bins for Building D											
Item	Rate	Bin Type	Bin / Unit	Units	Total Bins	Roundup	Item	Bin	sm / Bin *	sm	
GARBAGE (compacted)	3 cubic yards/4 units	30y-bin	1/54	508	9.4	10.0	Area for bulk items	22	6.00	132.00	
RECYCLE (not compacted)	3 cubic yards/4 units	30y-bin	1/45	508	11.3	12.0	Total Number of Bins	22	6.00	132.00	
Total Bins						22.0	Total				144.00

LOADING BAY REQUIREMENTS

Missouga Bay low Loading bay size
1.8m x 3.5 x H 4.5m

NOTES:

- GARBAGE ROOM FOR EXISTING BUILDING A AND B AS PER EXISTING CONDITION
- GARBAGE PICKUP FOR BUILDING A AT LOADING AREA "A" AS PER EXISTING CONDITION
- GARBAGE PICKUP FOR BUILDING B, AT LOADING AREA "B" EXISTING
- BUILDING A AND B TO MAINTAIN EXISTING CHUTE AND COMPACTOR SYSTEM
- BUILDING C TO HAVE DUAL CHUTE FOR SOLID WASTE COMPACTATION AND RECYCLING