### **DEVELOPMENT STATISTICS**

PROJECT DATA

TOWER "A"

PROPOSED AMENITY

G/F-Podium 7- Tower A, B, = 559 UNITS

**PODIUM** 

#### Proposed Mixed-use Condominium Development

60-78 Agnes St., Mississauga, Ontario L5B 1J7 MUNICIPAL ADDRESS:

ZONING: D-1 Res High Density

MUNICIPAL ADDRESS: 51-55 Dundas St. W, Mississauga, Ontario L5B 1J7

ZONING: C4 Mainstreet Commercial

LOT INFORMATION	m2	sq ft	ha	a
SITE AREA (EXISTING) (APPROX.)	4,371.00 m2	47,049 SF	0.44	1.0
LAND DEDICATED (ROAD WIDENING) (APPROX.)	167.00 m2	1,798 SF	0.02	0.
NET DEVELOPMENT AREA	4,204.00 m2	45,251 SF	0.42	1.
LOT FRONTAGE (COOK Street)	93.32 m	306.09 ft		
LOT DEPTH (AGNES Street)	65.97 m	216.38 ft		
PROPOSED FSI (GROSS)	8.33			
PROPOSED FSI (NET)	8.66			
	m2	sq ft		
PROPOSED RESIDENTIAL (GFA)	35,301.11 m2	379,978 SF		
PARKING LEVEL-1-2	112.22 m2	1,208 SF		
GROUND FLOOR (Lower & Upper)	1,337.65 m2	14,398 SF		
PODIUM LEVEL 2	1,515.56 m2	16,313 SF		
PODIUM LEVEL 3	2,092.80 m2	22,527 SF		
PODIUM LEVEL 4	2,092.80 m2	22,527 SF		
PODIUM LEVEL 5	2,092.80 m2	22,527 SF		
PODIUM LEVEL 6	2,092.80 m2	22,527 SF		
PODIUM LEVEL 7	2,092.80 m2	22,527 SF		
PODIUM LEVEL 8 (Amenity Floor)	673.22 m2	7,246 SF		
TOWER LEVEL 9-17	9,302.13 m2	100,127 SF		
TOWER LEVEL 18-32	10,913.55 m2	117,472 SF		
TOWER LEVEL 33-34	982.78 m2	10,579 SF		
PROPOSED COMMERCIAL (GFA)	1,114.96 m2	12001 SF		
GROUND FLOOR -4 CRU + HERITAGE	655.43 m2	7055 SF		
SECOND FLOOR - 6 CRU/ OFFICE SPACES	459.53 m2	4946 SF		
DAYCARE (NON-GFA)	288.40 m2	3104 SF		
PROPOSED TOTAL (GFA) COMBINED (RES + RETAIL)	36,416.07 m2	391,978 SF		
PROPOSED LOT COVERAGE	69%			
BUILDING HEIGHT	PROPOSED NO	. OF STOREY	TOP OF RESIDENT	IAL ROO
	1			

BUILDING SETBACKS	PROPOSED			
FRONT YARD SETBACK (COOK ST.) (EAST)	3.00 m			
SIDE YARD SETBACK (AGNES) (NORTH)	5.50 m			
SIDE YARD SETBACK (DUNDAS) (SOUTH)	3.00 m			
REAR YARD SETBACK (WEST)	3.00 m			
SITE COVERAGE / LANDSCAPE AREAS	m2	sq ft	% OF CO	VERAGE
SITE COVERAGE / LANDSCAPE AREAS BUILDING AREA (Level 2)	m2 2,935.71 m2	•	% OF CO	
•		31,600 SF		OOTPRINT
BUILDING AREA (Level 2)	2,935.71 m2	31,600 SF 3,770 SF	70 % BUILDING FO	OOTPRINT DADING AREA
BUILDING AREA (Level 2) ROAD COVERAGE AREA	2,935.71 m2 350.28 m2	31,600 SF 3,770 SF 9,881 SF	70 % BUILDING FO	OOTPRINT DADING AREA LANDSCAPING

34 STOREY

7 STOREY

25.64

PROVIDED

sq ft

PROPOSED RESIDENTIAL UNITS		
TOTAL NUMBER OF UNITS	559	UNITS
GROUND LEVEL- TH	6	UNITS
PODIUM 2-7	180	UNITS
LEVEL 8-17	154	UNITS
TOWER (18-34)	219	UNITS
UNITS MIX TOTALS (TENTATIVE)		
STUDIO	42	7.5%
1 BEDROOM	303	54.2%
1 BEDROOM + DEN	101	18.1%
2 BEDROOM	75	13.4%
2 BEDROOM + DEN	10	1.8%
3 BEDROOM	28	5.0%
3 BEDROOM + DEN	0	0.0%
TOTAL	559	100.0%

INDOOR (2 m2 x No. of Units)	1,118.00 m2	12034 SF	1,177.74 m2	12677 SF		
OUTDOOR (2 m2 x No. of Units)	1,118.00 m2	12034 SF	1,357.43 m2	14611 SF		
TOTAL	2,236.00 m2	24068 SF	2,535.17 m2	27288 SF		
VEHICULAR PARKING SPACE	STANDARD	F	PROVIDED (PL-1/2	)		
RESIDENCE/ COMMERCIAL PARKING PL-1			104			
RESIDENCE PARKING PL-2			109			
TOTAL PARKING	-		213			
BICYCLE PARKING SPACE	STANDARD	PROVIDED				
RESIDENTIAL						
RESIDENCE LONG-TERM PARKING (0.60 x No. of Units) 559	335		443			
VISITORS SHORT -TERM PARKING (0.06 x No. of Units) 559	32		32			
TOTAL RES.	367		475			
LOADING SPACE	STANDARD		PROVIDED			
BUILDING 1 (TOWER)						
TYPE OF LOADING SPACE REQUIRED:						
31-399 UNITS	1 TYPE G,	1 TYPE G				
400+ UNITS + RETAIL LOADING	1 TYPE C		1 TYPE C			

STANDARD

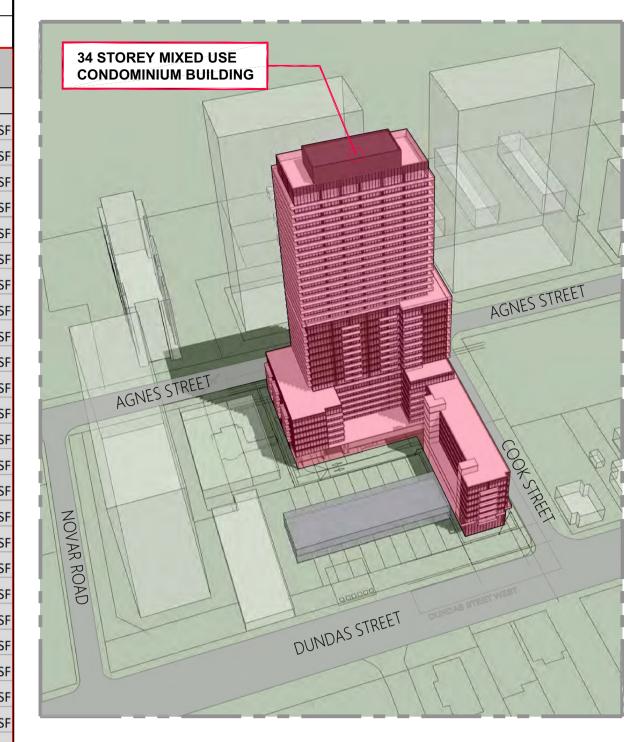
ZONING BY -LAW -GROSS FLOOR AREA CALCULATION PROPOSED MIXED USE DEVELOPMENT 51-55 DUNDAS ST. W, MISSISSAUGA

TOWER LEVELS														
	GROSS CONSTRU	CTION AREA	CIRCULA		CRU NET SELLA	BLE AREA	RESIDENTIAL NE		EFFICIENCY RATIO (ER)	GFA EXC	.USIONS	TOTAL GROSS F (RES		34 STOREY MIXED USE CONDOMINIUM BUILDI
LEVEL	Area m2	Area SF	Area m2	Area SF	Area m2	Area SF	Area m2	Area SF	%	Area m2	Area SF	Area m2	Area SF	
MPH-ROOF LEVEL	263.70 m2	2,838 SF	0.00 m2	0 SF	0.00 m2	0 SF	0.00 m2	0.5F	0%	263.70 m2	2838 SF	0.00 m2	0 SF	
LEVEL 34	565.48 m2	6,087 SF	59.45 m2	640 SF	0.00 m2	0 SF	431.94 m2	4649 SF	76%	74.09 m2	797 SF	491.39 m2	5,289 SF	
LEVEL 33	565.48 m2	6,087 SF	59.45 m2	640 SF	0.00 m2	0 SF	431.94 m2	4649 SF	76%	74.09 m2	797 SF	491.39 m2	5,289 SF	
LEVEL 32	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	
LEVEL 31	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	
LEVEL 30	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	
LEVEL 29	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	
LEVEL 28	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	
LEVEL 27	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	
LEVEL 26	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	
LEVEL 25	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	AGNES STREET
LEVEL 24	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	AUIVE
LEVEL 23	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	I AT IN F
LEVEL 22	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	
LEVEL 21	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	
LEVEL 20	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	Z
LEVEL 19	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	NOVAR ROAD
LEVEL 18	798.00 m2	8,590 SF	56.90 m2	612 SF	0.00 m2	0 SF	670.67 m2	7219 SF	84%	70.43 m2	758 SF	727.57 m2	7,831 SF	RO \
LEVEL 17	1,103.99 m2	11,883 SF	62.65 m2	674 SF	0.00 m2	0 SF	970.92 m2	10451 SF	88%	70.42 m2	758 SF	1,033.57 m2	11,125 SF	I B
LEVEL 16	1,103.99 m2	11,883 SF	62.65 m2	674 SF	0.00 m2	0 SF	970.92 m2	10451 SF	88%	70.42 m2	758 SF	1,033.57 m2	11,125 SF	
LEVEL 15	1,103.99 m2	11,883 SF	62.65 m2	674 SF	0.00 m2	0 SF	970.92 m2	10451 SF	88%	70.42 m2	758 SF	1,033.57 m2	11,125 SF	
LEVEL 14	1,103.99 m2	11,883 SF	62.65 m2	674 SF	0.00 m2	0 SF	970.92 m2	10451 SF	88%	70.42 m2	758 SF	1,033.57 m2	11,125 SF	
LEVEL 13	1,103.99 m2	11,883 SF	62.65 m2	674 SF	0.00 m2	0 SF	970.92 m2	10451 SF	88%	70.42 m2	758 SF	1,033.57 m2	11,125 SF	
LEVEL 12	1,103.99 m2	11,883 SF	62.65 m2	674 SF	0.00 m2	0 SF	970.92 m2	10451 SF	88%	70.42 m2	758 SF	1,033.57 m2	11,125 SF	
LEVEL 11	1,103.99 m2	11,883 SF	62.65 m2	674 SF	0.00 m2	0 SF	970.92 m2	10451 SF	88%	70.42 m2	758 SF	1,033.57 m2	11,125 SF	AERIAL VIEW
LEVEL 10	1,103.99 m2	11,883 SF	62.65 m2	674 SF	0.00 m2	0 SF	970.92 m2	10451 SF	88%	70.42 m2	758 SF	1,033.57 m2	11,125 SF	
LEVEL 9	1,103.99 m2	11,883 SF	62.65 m2	674 SF	0.00 m2	0 SF	970.92 m2	10451 SF	88%	70.42 m2	758 SF	1,033.57 m2	11,125 SF	
LEVEL 8 (Amenity)	1,289.80 m2	13,883 SF	74.92 m2	806 SF	0.00 m2	0 SF	598.30 m2	6440 SF	46%	616.58 m2	6637 SF	673.22 m2	7,246 SF	PROPERTY LINE IS BASE ON EXPROPRIA LOTS 10 AND PART OF LOT 29 WEST C
TOTAL ABOVE TOWERS	24,590.37 m2	264,688 SF	1,611.17 m2	17,342 SF	0.00 m2	0 SF	20,260.51 m2	218,082 SI	82%	2,718.69 m2	29,264 SF	21,871.68 m2	235,424 SF	PLAN TOR-12 CITY OF MISSISAUGA BY: TARASICK McMILLAN KUBICKI LIMIT

	PODIUM LEVELS												
	GROSS CONSTR	UCTION AREA	CIRCULA COMMO		CRU NET SELLA	BLE AREA	RESIDENTIAL NI ARE		EFFICIENCY RATIO (ER)	GFA EXC	.USIONS	TOTAL GROSS F (RES+Co	
LEVEL	Area m2	Area SF	Area m2	Area SF	Area m2	Area SF	Area m2	Area SF	%	Area m2	Area SF	Area m2	Area SF
LEVEL 7	2,274.35 m2	24,481 SF	247.33 m2	2662 SF	0.00 m2	0 SF	1,845.47 m2	19864 SF	81%	181.55 m2	1,954 SF	2,092.80 m2	22,527 SF
LEVEL 6	2,274.35 m2	24,481 SF	247.33 m2	2662 SF	0.00 m2	0 SF	1,845.47 m2	19864 SF	81%	181.55 m2	1,954 SF	2,092.80 m2	22,527 SF
LEVEL 5	2,274.35 m2	24,481 SF	247.33 m2	2662 SF	0.00 m2	0 SF	1,845.47 m2	19864 SF	81%	181.55 m2	1,954 SF	2,092.80 m2	22,527 SF
LEVEL 4	2,274.35 m2	24,481 SF	247.33 m2	2662 SF	0.00 m2	0 SF	1,845.47 m2	19864 SF	81%	181.55 m2	1,954 SF	2,092.80 m2	22,527 SF
LEVEL 3	2,274.35 m2	24,481 SF	247.33 m2	2662 SF	0.00 m2	0 SF	1,845.47 m2	19864 SF	81%	181.55 m2	1,954 SF	2,092.80 m2	22,527 SF
LEVEL 2	2,625.13 m2	28,257 SF	256.88 m2	2765 SF	459.53 m2	4946 SF	1,258.68 m2	13548 SF	65%	650.04 m2	6,997 SF	1,975.09 m2	21,260 SF
LEVEL 1- GROUND	2,968.18 m2	31,949 SF	530.51 m2	5710 SF	655.43 m2	7055 SF	807.14 m2	8688 SF	49%	975.10 m2	10,496 SF	1,993.08 m2	21,453 SF
TOTAL ABOVE GRADE	16,965.06 m2	182,610 SF	2,024.04 m2	21,787 SF	1114.96 m2	12,001 SF	11,293.17 m2	121558 SF		2,532.89 m2	27,264 SF	14,432.17 m2	155,346 SF

UNDERGROUND PARKING LEVEL														
	GROSS CONSTR	UCTION AREA		CIRCULATION/ COMMON AREA  CRU NET SELLABLE AREA			RESIDENTIAL NET SELLABLE AREA		NET SELLABLE AREA  RESIDENTIAL NET SELLABLE EFFICIENCY RATIO (ER)		→ GFA EXCLUSIONS		TOTAL GROSS I	FLOOR AREA
LEVEL	Area m2	Area SF	Area m2	Area SF	Area m2	Area SF	Area m2	Area SF	%	Area m2	Area SF	Area m2	Area SF	
LEVEL P1	3,916.93 m2	42,161 SF	56.11 m2	604 SF	0.00 m2	0 SF	0.00 m2	0 SF		3,860.82 m2	41,557 SF	56.11 m2	604 SF	
LEVEL P2	3,935.52 m2	42,361 SF	56.11 m2	604 SF	0.00 m2	0 SF	0.00 m2	0 SF		3,879.41 m2	41,758 SF	56.11 m2	604 SF	
TOTAL BELOW GRADE	7,852.45 m2	84,523 SF	112.22 m2	1,208 SF						7,740.23 m2	83,315 SF	112.22 m2	1,208 SF	
	GROSS CONSTRUCTION AREA  CRU NET SELLABLE AREA  RESIDENTIAL NET SELLABLE AREA  TOTAL GROSS FLOO						FLOOR AREA							
GRAND TOTAL	49,407.88 m2	531,821 SF			1,114.96 m2	12,001 SF	31,553.68 m2	339,640 SF				36,416.07 m2	391,978 SF	

RES. UNIT STATISTICS	TOWER, PODIUM									
Level		(PODIUM / TOWER )								
	STUDIO	UDIO 1 BEDROOM 1 BD + D 2 BEDROOM 2 BD+D 3 BEDROOM 3 BEDROOM+D								
UNIT TYPE	Α	В	С	D	E	F	F	Total		
AVE . SIZE AREA	40 m2	50 m2	60 m2	75m2	80 m2	95 m2	115 m2			
level 1-Ground Floor				6				6		
Level 2	2	6	9	2	1	1		21		
Level 3 - 7 (5 Levels)	10	65	60	15	5	5		160		
Level 8 - Amenity		1	5	3				9		
Level 9-17 TOWER (9 Levels)		81	27	18		18		144		
Level 18-32 TOWER (15 Levels)	30	150		30				210		
Level 33 TOWER (Penthouse)				1	2	2		5		
Level 34 TOWER (Penthouse)					2	2		4		
TOTAL	42	303	101	75	10	28	0	559		
Mix Percentage	7.5%	54.2%	18.1%	13.4%	1.8%	5.0%	0.0%	100.0%		



## AERIAL VIEW

PROPERTY LINE IS BASE ON EXPROPRIATION PLAN OF LOTS 10 AND PART OF LOT 29 WEST OF HURONTARIO STREET BY: TARASICK McMILLAN KUBICKI LIMITED, DATE: SEPT 5, 2024 ONTARIO LAND SURVEYOR

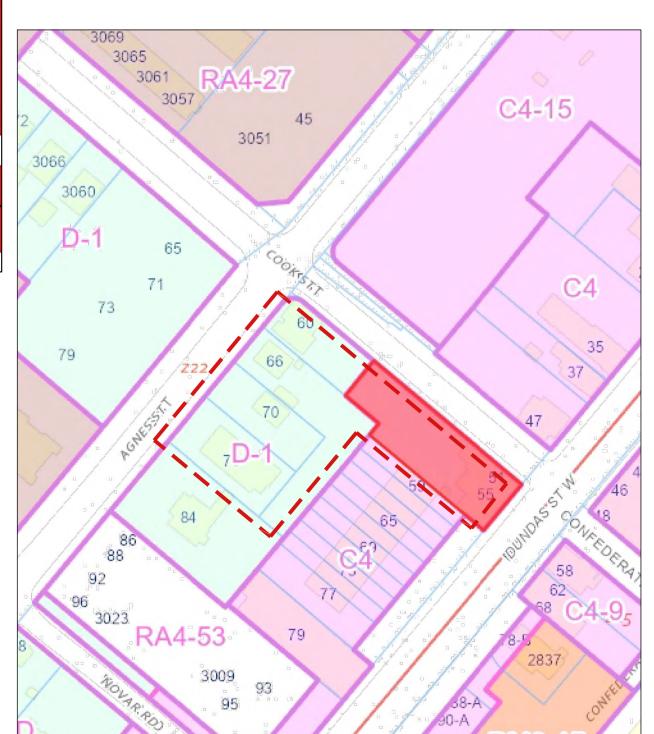
# GROSS CONSTUCTION AREA

is defined as follows:

Area taken from the outside face of exterior wall with only deductions being two-storey void spaces such as potential 2-storey loading area on ground floor, 2-storey atriums, etc. balconies, terraces and roofs are excluded from GCA.

### GROSS FLOOR AREA-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, 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 daycare and amenity area



ZONING MAP



ARCHITECTS . CONSULTANTS . DESIGNERS

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SEAL



CONSULTANT

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Do not scale drawings.

20	Thot scale arawings.		
Rev	Issued For	Date	Initials
0	DARC SUBMISSION	2024-10-07	MP
1	DARC RESUBMISSION	2025-02-02	MP
2	ZBLA/ OPA SUBMISSION	2025-07-30	MP

CLIENT

D-STILLWATERS DEVELOPMENTS INC. OA BLUEKRESCENT DEV.

Project North	True North

PROJECT TITLE:

Mixed Use Condo Development

51-55 Dundas St.W.,60-78 Agnes St, Mississauga, ON L5B 1J7

PROJECT

24018

DRAWING ISSUE:

ZBLA/ OPA SUBMISSION

DRAWING TITLE:

DEVELOPMENT STATISTICS

Drawn By		Scale
Checked By	RL	As Indicated
Plot Date	2025-07-30	As indicated
SHEET NO.	G1	REVISION