

DEVELOPMENT STATISTICS

PROJECT DATA					
Proposed Mixed-use Condominium Development					
MUNICIPAL ADDRESS :	60-78 Agnes St., Mississauga, Ontario L5B 1J7				
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	ac
SITE AREA (EXISTING) (APPROX.)		4,371.00 m2	47,049 SF	0.44	1.08
LAND DEDICATED (ROAD WIDENING) (APPROX.)		167.00 m2	1,798 SF	0.02	0.04
NET DEVELOPMENT AREA		4,204.00 m2	45,251 SF	0.42	1.04
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 RESIDENTIAL ROOF	
TOWER "A"		34 STOREY		104.45	m
PODIUM		7 STOREY		25.64	m
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 COVERAGE	
BUILDING AREA (Level 2)		2,935.71 m2	31,600 SF	70 % BUILDING FOOTPRINT	
ROAD COVERAGE AREA		350.28 m2	3,770 SF	8% DRIVEWAY/ LOADING AREA	
LANDSCAPE AREA (SIDEWALKS/SOFT LANDSCAPE AREA)		918.01 m2	9,881 SF	22 % SOFT/ HARD LANDSCAPING	
OTHERS (MECH/ UTILITIES)		0.00 m2	0 SF	PART OF THE BUILDING	
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%		
PROPOSED AMENITY		STANDARD		PROVIDED	
G/F-Podium 7- Tower A, B, = 559 UNITS		m2	sq ft	m2	sq ft
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		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	

ZONING BY -LAW -GROSS FLOOR AREA CALCULATION													
PROPOSED MIXED USE DEVELOPMENT													
51-55 DUNDAS ST. W, MISSISSAUGA													
TOWER LEVELS													
	GROSS CONSTRUCTION AREA		CIRCULATION/COMMON AREA		CRU NET SELLABLE AREA		RESIDENTIAL NET SELLABLE AREA		EFFICIENCY RATIO (ER)	GFA EXCLUSIONS		TOTAL GROSS FLOOR AREA (RES)	
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 SF	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
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
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
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
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
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
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
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
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
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 SF	82%	2,718.69 m2	29,264 SF	21,871.68 m2	235,424 SF
PODIUM LEVELS													
	GROSS CONSTRUCTION AREA		CIRCULATION/COMMON AREA		CRU NET SELLABLE AREA		RESIDENTIAL NET SELLABLE AREA		EFFICIENCY RATIO (ER)	GFA EXCLUSIONS		TOTAL GROSS FLOOR AREA (RES+Comm)	
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 CONSTRUCTION AREA		CIRCULATION/COMMON AREA		CRU NET SELLABLE AREA		RESIDENTIAL NET SELLABLE AREA		EFFICIENCY RATIO (ER)	GFA EXCLUSIONS		TOTAL GROSS 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