Environmental Noise Assessment

1775 Thorny Brae Place, Mississauga, ON

Mississauga Road Properties

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Acronyms and Abbreviations

AADT	Average Annual Daily Traffic
dB	Decibel
dBA	The A-weighted sound pressure level in Decibels
dBAI	The A-weighed sound pressure level of an impulsive sound in Decibels
L_{eq}	Energy equivalent sound level
m	Meters
MECP	Ministry of the Environment, Conservation and Parks
NEF	Noise Exposure Forecast
OLA	Outdoor Living Area
OPOR	Outdoor Point of Reception
POR	Point of Reception
ROP	Region of Peel
SLR	SLR Consulting (Canada) Ltd.

1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR) was retained by Mississauge Road Properties to conduct an environmental noise assessment for the proposed development at 1775 Thorny Brae Place Development, in Mississauga, Ontario (proposed development). This report is in support of the Open Planning Application (OPA) and Zoning Bylaw Application (ZBA) submission for the proposed development.

1.1 Focus of Report

In keeping with the City of Mississauga, Region of Peel and Ministry of the Environment Conservation and Parks (MECP) requirements, this report examines the potential for:

- Impacts of the environment on the proposed development;
- Impacts of the proposed development on the environment; and
- Impacts of the proposed development on itself.

1.2 Nature of the Subject Lands

The Project site is located at the east of Mississauga Road and south of Eglinton Avenue West in the City of Mississauga. The Project site is currently occupied by residential houses which will be destroyed as part of the proposed development. The proposed development will include 11 3-storey townhouse blocks (Blocks 1 to 11).

Outdoor amenity spaces associated with the proposed development will be in the rear yards of townhouse blocks at designated locations. The proposed development is adjacent to the Croatian Martyrs Parish Church directly to the southeast of the proposed development. A planning application for townhouses and semi attached dwellings has been submitted for the property to the southeast of the church at 1786 Polaris Way.

A copy of the site plans is included in Appendix A.

1.3 Nature of the Surroundings

The surrounding land uses in the vicinity of the proposed development include the following:

- Eglinton Avenue West and existing residential subdivisions to the north;
- The Croatian Parish Private Park and residential homes to the east;
- The Croatian Martyrs Parish Church and land submitted for zoning application for town houses and semi attached dwellings at 1786 Polaris Way to the southeast.
- Mississauga Road and existing detached residential dwellings beyond to the south; and
- Existing residential subdivisions to the west.

Beyond the immediate surroundings, the area is dominated by residences and parks.

A context plan is shown in Figure 1 and Zoning in Figure 2.

Part 1: Impacts of The Environment on The Development

In assessing impacts of the environment on the proposed development, the focus of this report is to assess the potential for:

- Roadway noise impacts on the development;
- Stationary noise impacts from surrounding commercial and industrial lands; and

The proposed development is located outside of the Toronto Pearson International Airport Noise Exposure Forecast (NEF) 25 contour; therefore, an assessment of aircraft noise is not required.

A railway noise study is not required as the nearest rail line is approximately 700 m northeast of the proposed development.

2.0 Transportation Noise Assessment

2.1 Transportation Noise Sources

Transportation sources with the potential to produce noise at the proposed development are roadways including Eglinton Avenue West and Mississauga Road.

Sound levels from these roadway sources have been predicted, and this information has been used to identify façade, ventilation, and warning clause requirements.

2.2 Surface Transportation Noise Criteria

2.2.1 Ministry of Environment Publication NPC-300

2.2.1.1 Noise Sensitive Developments

Ministry of the Environment, Conservation and Parks (MECP) Publication NPC-300 provides sound level criteria for noise sensitive developments. The applicable portions of NPC-300 are Part C – Land Use Planning and the associated definitions outlined in Part A – Background. Tables 1 to 4 summarize the applicable surface transportation guideline limits.

2.2.1.2 Location Specific Criteria

Table 1 summarizes criteria in terms of energy equivalent sound (L_{eq}) levels for specific noise-sensitive locations. Both outdoor and indoor locations are identified, with the focus of outdoor areas being amenity spaces. Indoor criteria vary with sensitivity of the space. As a result, Sleeping Quarters have more stringent criteria than Living/Dining Room space.

Table 1: MECP Publication NPC-300 Sound Level Criteria for Road Noise

Type of Space	Time Period	Energy Equivalent Sound Level L_{eq} (dBA)	Assessment Location
Outdoor Living Area (OLA)	Daytime (0700-2300h)	55	Outdoors
Living / Dining Room	Daytime (0700-2300h)	45	Indoors [1]
	Nighttime (2300-0700h)	45	Indoors [1]
Sleeping Quarters	Daytime (0700-2300h)	45	Indoors [1]
	Nighttime (2300-0700h)	40	Indoors [1]
Notes: [1] An assessment of indoor noise levels is required only if the criteria in Table 4 are exceeded.			

2.2.1.3 Outdoor Amenity Areas

Table 2 summarizes the noise mitigation requirements for outdoor amenity areas ("Outdoor Living Areas" or "OLAs").

Table 2: MECP Publication NPC-300 Outdoor Living Area Mitigation Requirements

Time Period	OLA Energy Equivalent Sound Level L_{eq} (dBA)	Mitigation Requirements/Warning Clause Recommendations
Daytime (0700-2300h)	< 55	None
	56 to 60 incl.	Noise barrier OR Warning Clause A
	> 60	Noise barrier to reduce noise to 55 dBA OR Noise barrier to reduce noise to 60 dBA and Warning Clause B

2.2.1.4 Ventilation and Warning Clauses

Table 3 summarizes requirements for ventilation where windows potentially would have to remain closed as a means of noise control. Despite implementation of ventilation measures where required, if sound exposure levels exceed the guideline limits in Table 1, warning clauses advising future occupants of the potential excesses are required. Warning clauses also apply to OLAs.

Table 3: MECP Publication NPC-300 Ventilation & Warning Clause Requirements

Assessment Location	Time Period	Energy Equivalent Sound Level - L_{eq} (dBA)	Ventilation and Warning Clause Requirements
Outdoor Living Area	Daytime (0700-2300h)	56 to 60 incl.	Type A Warning Clause
Plane of Window	Daytime (0700-2300h)	≤ 55	None
		56 to 65 incl.	Forced Air Heating /provision to add air conditioning + Type C Warning Clause
		> 65	Central Air Conditioning + Type D Warning Clause
	Nighttime (2300-0700h)	51 to 60 incl.	Forced Air Heating/ provision to add air conditioning + Type C Warning Clause
		> 60	Central Air Conditioning + Type D Warning Clause

2.2.1.5 Building Shell Requirements

Table 4 provides sound level thresholds which if exceeded, require the building shell and components (i.e., wall, windows) to be designed and selected accordingly to meet the Table 1 indoor sound criteria.

Table 4: MECP Publication NPC-300 Building Component Requirements

Assessment Location	Time Period	Energy Equivalent Sound Level - L_{eq} (dBA)	Component Requirements
Plane of Window	Daytime (0700-2300h)	> 65	Designed/ Selected to Meet Indoor Requirements
	Nighttime (2300-0700h)	> 60	

2.2.2 Region of Peel Guidelines

The Region of Peel guidelines include the General Guidelines for the Preparation of Acoustical Reports in the Region of Peel, dated November 2012 (ROP Guidelines). In general, the Region of Peel guidelines are consistent with the MECP NPC-300 guidelines.

Notable differences include the requirement to consider ultimate traffic volumes, a requirement to make every effort to meet the OLA guideline limit of 55 dBA, and acoustic barrier height limitations along roadways.

2.3 Road Traffic Data and Future Projections

Ultimate road traffic data for Mississauga Road and Eglinton Avenue West was obtained from the City of Mississauga predicted to the year 2041, including AADT volumes and commercial traffic breakdowns.

Copies of traffic data and calculations are provided in Appendix B. Table 5 summarizes the road traffic data used in the transportation noise assessment.

Table 5: Summary of Road Traffic Data Used in the Transportation Noise Analysis

Roadway Link	Ultimate Traffic Volumes (AADT) [1]	% Day/ Night Volume Split [2]		Commercial Traffic Breakdown[1]		Vehicle Speed (km/h)
		Daytime	Nighttime	% Medium Trucks	% Heavy Trucks	
Mississauga Road - North of Eglinton Avenue West	11,900	90	10	2.8%	2.3%	50
Mississauga Road - South of Eglinton Avenue	11,200	90	10	2.2%	1.8%	50
Eglinton Avenue West - East of Mississauga Road	68,300	90	10	1.7%	1.4%	60
Eglinton Avenue West - West of Mississauga Road	56,300	90	10	1.7%	1.4%	60
Notes: [1] Provided by the City of Mississauga. [2] The Day/Night split was provided by the City of Mississauga.						

2.4 Predicted Sound Levels

Future road traffic sound levels at the proposed development were predicted using Cadna/A, a commercially available noise propagation modelling software package implementing ISO 9613 (1996). Roadways were modelled as line sources of sound, with sound emission rates calculated using the ORNAMENT algorithms, the road traffic noise model of the MECP. These predictions were validated and are equivalent to those made using the MECP's ORNAMENT or STAMSON v5.04 road traffic noise models. STAMSON validation files are included in Appendix C.

The intervening ground absorption was modelled as reflective. The surrounding topography was modelled with terrain data from the Ontario Digital Terrain Model with site specific elevations based on the grading provided in Appendix A.

Sound levels on building facades were predicted using the "building evaluation" feature of Cadna/A. This feature allows for sound levels to be predicted across the entire building façade. OLA sound levels were assessed 1.5 m above grade for at grade amenity areas.

2.4.1 Façade Sound Levels

Predicted worst-case façade sound levels due to road traffic are presented in Table 6 and shown in Figure 3 (daytime) and Figure 4 (nighttime).

Table 6: Summary of Maximum Predicted Transportation Façade Sound Levels

Block	Façade	Description	Maximum Road Traffic Sound Levels [1]	
			L_{eq} Daytime (dBA)	L_{eq} Nighttime (dBA)
1	North	Townhouses	69	63
	East		64	58
	South		60	53
	West		68	62
2	North	Townhouses	72	65
	East		67	61
	South		54	48
	West		68	62
3	North	Townhouses	71	65
	East		68	61
	South		49	43
	West		68	61
4	North	Townhouses	71	65
	East		67	61
	South		51	44
	West		66	60
5	North	Townhouses	71	64
	East		68	61
	South		53	47
	West		66	60
6	North	Townhouses	64	58
	East		56	49
	South		60	53
	West		66	59
7	North	Townhouses	60	54
	East		53	46
	South		55	48
	West		59	53
8	North	Townhouses	60	53
	East		57	50
	South		51	45
	West		58	52

Block	Façade	Description	Maximum Road Traffic Sound Levels [1]	
			L_{eq} Daytime (dBA)	L_{eq} Nighttime (dBA)
9	North	Townhouses	59	53
	East		54	48
	South		50	44
	West		55	49
10	North	Townhouses	59	53
	East		58	51
	South		50	44
	West		57	51
11	North	Townhouses	61	55
	East		61	55
	South		52	45
	West		53	46

Notes:
[1] The sound levels presented are for the worst-case on the entire building.

The façade road traffic sound levels are predicted to be above 65 dBA and 60 dBA for Blocks 1 through 6 for daytime and nighttime periods, respectively. Therefore, an assessment of building components is required. Refer to Section 2.5.

2.4.2 Outdoor Living Areas

Four (4) common Outdoor Living Areas (OLAs) are currently planned at grade as shown in Figure 3**.** For the purposes of assessing the impacts of the common OLAs, four (4) outdoor living area points of reception have been modeled to determine sound levels.

As the proposed development includes common amenity space for all occupants, any private terraces and landscaped areas at grade are not considered to be the only outdoor amenity space available. Therefore, an assessment of private terraces was excluded based on the definitions outlined in NPC-300.

The ACC, Active Communal Amenity Area labeled yellow Between Block 1 and Block 6 in the Amenity Plan found in Appendix A and other landscaped areas at grade are publicly accessible, not intended to be used as amenity areas and have not been included as an Outdoor Living Area based on the definitions outlined in NPC-300.

The predicted unmitigated OLA sound levels from surrounding road traffic are shown in Figure 3 and summarized in Table 7.

Table 7: Summary of Maximum Predicted Transportation OLA Sound Levels

OLA	Description	Range of Predicted Sound Levels Daytime L_{eq} (16-hr) (dBA)
OLA 1	Block 3 and Block 4 Shared Amenity Area	61
OLA 2	Block 5 and Block 11 Shared Amenity Area	59
OLA 3	Block 9 and Block 10 Shared Amenity Area	55
OLA 4	Block 7 and Block 8 Shared Amenity Area	52

As the predicted sound level is greater than 60 dBA at OLA 1, mitigation is required, and warning clauses are required for Building Occupants. See Section 2.5.3 for more details.

2.5 Ventilation and Warning Clause Requirements

2.5.1 Glazing Requirements

Based on the sound levels shown in Table 6, façade sound levels were predicted to exceed the above criteria at multiple locations throughout the development. Therefore, an assessment of glazing requirements is necessary for meeting the indoor sound level requirements outlined in Table 1.

Indoor sound levels and required facade Sound Transmission Classes (STCs) were estimated using the procedures outlined in National Research Council Building Practice Note BPN-56.

The following were based on client provided drawings and were considered for Blocks 1 through 5:

- 20% glazing for bedroom facades;
- 50% glazing for living room facades;
- sleeping quarters were assumed to have a façade-to-floor area ratio of 50%;
- living/dining rooms were assumed to have a façade-to-floor area ratio of 100%; and
- non-glazing portion of wall was assumed to have a rating of STC 38 for all locations.

The acoustic requirements are provided below in Table 8, which is the STC rating taking into consideration roadway noise and the assumptions listed in the previous section.

The combined glazing and frame assembly must be designed to ensure the overall sound isolation performance for the entire window unit meets the sound isolation requirements. It is recommended window manufacturers test data be reviewed to confirm acoustical performance is met.

The glazing requirements above are approximated, based on the typical tower unit layout. Once detailed floor plans and façade plans become available, the glazing requirements should be re-assessed and reviewed by an Acoustical Consultant.

Table 8: Façade Sound Transmission Class (STC) Requirements

Building	Façade [1]	Non-Glazing Component	Glazing Requirements	
			Living Room	Bedroom
Block 1	North	38	OBC (27)	OBC (23)
	West	38	OBC (25)	OBC (22)
Block 2	North	38	30	OBC (28)
	East	38	OBC (24)	OBC (21)
	West	38	OBC (25)	OBC (22)
Block 3	North	38	OBC (29)	OBC (26)
	East	38	OBC (25)	OBC (22)
	West	38	OBC (25)	OBC (22)
Block 4	North	38	OBC (29)	OBC (26)
	East	38	OBC (24)	OBC (21)
	West	38	OBC (23)	OBC (20)
Block 5	North	38	OBC (29)	OBC (26)
	East	38	OBC (25)	OBC (22)
	West	38	OBC (23)	OBC (20)

Notes:
OBC = Ontario Building Code, glazing elements meeting minimum thermal and structural requirements of the Ontario Building Code (approximate rating of STC 29).

For other facades not shown above, exterior wall and window construction meeting the minimum non-acoustical requirements of the Ontario Building Code (OBC) are predicted to be sufficient to meet the indoor noise guidelines of the MECP.

2.5.2 Ventilation and Warning Clause Requirements

The requirements regarding warning clauses are summarized in Table 3. Based on the predicted sound levels, warning clauses are recommended to be included in agreements registered on Title for the residential units and included in all agreements of purchase and sale or lease, and all rental agreements.

Provision for Central Air Conditioning and a MECP Type C Warning Clause is recommended for all residential units in Blocks 7, 8, 9, 10 and 11 for the proposed development, as sound levels are predicted to be above 56 dBA during the daytime hours and/or 51 dBA during night-time hours.

Central Air Conditioning and a MECP Type D Warning Clause is recommended for all residential units in Blocks 1, 2, 3, 4, 5 and 6 for the proposed development, as sound levels are predicted to be above 65 dBA during the daytime hours and/or 60 dBA during night-time hours.

Warning clause text can be found in Appendix D.

2.5.3 Outdoor Living Area Assessment

The predicted OLA sound level at OLA 1 is above 60 dBA; therefore, physical mitigation is required.

Acoustic barriers are recommended for OLA 1 to meet guideline limits; the location and height of the barrier is illustrated in Figure 5. Table 9 summarizes the barrier heights required to meet sound levels from 60 dBA down to 55 dBA.

Per MECP NPC-300, if the sound level at the OLA is greater than 60 dBA noise control measures should be implemented to reduce the level to 55 dBA. In cases where the required noise control measures are not feasible for technical, economic, or administrative reason an excess above the limit to 60 dBA with the MECP Type B warning clause is acceptable.

Table 9: Summary of Predicted Transportation Outdoor Living Area Sound Levels

OLA Assessment Location	Barrier Location	Barrier Length (m)	Acoustic Barrier Height (m)	Predicted Sound Level L_{eq} Daytime (dBA)	Required Warning Clause/ Mitigation
OLA 1	Block 3 and Block 4 Shared Amenity Area	13	--	61	--
			1.8	59	Type B
			1.8	59	Type B
			3	58	Type B
			5.5	57	Type B
OLA 2	Block 5 and Block 11 ACC. Amenity Area	11	--	59	Type A
			--	59	Type A
			--	59	Type A
			1.5	58	Type A
			2	57	Type A
OLA 3	Block 9 and Block 10 Shared Amenity Area	--	--	55	None
OLA 4	Block 7 and Block 8 Shared Amenity Area	--	--	52	None

Acoustic barriers with a height of 5.5 m and 2 m are required to meet 57 dBA at all OLAs for the proposed development. The Region of Peel Noise-guidelines for at grade barriers states the following “Barrier wall (i.e., fence) shall generally not exceed 2.0 meters in height unless approved by the area municipality in consultation with the appropriate road authority. Consideration maybe given to fence heights up to a maximum of 2.4 meters”. As barriers required to meet 55 dBA are above 2.4 m, an allowance to 60 dBA is recommended.

It is recommended that a 1.8 m acoustic barrier be installed above the retaining wall at OLA 1. A Type B warning clause is recommended for all units in Block 3 and Block 4. A Type A warning clause is recommended for Block 5 and Block 11. The location of the barriers can be seen in Figure 5.

The materials used to construct the barrier should be selected such that it has sufficient mass to adequately attenuate the road traffic noise (generally, a minimum surface density of 20 kg/m^2). The barrier should be free of gaps and cracks on the sides and bottom, except for small, localized openings required for drainage purposes.

Warning clause and mitigation recommendations are summarized in Appendix C.

3.0 Stationary Source Noise Impacts

3.1 Site Visit and Noise Observations

A review has been conducted for the potential impacts on the development from “stationary” noise sources in the surrounding area.

SLR staff completed a site visit on February 6, 2025, to the development lands and surrounding area. The surrounding area primarily includes residential lands, with industrial facilities located to the north (approx. 500 m from the development). Adjacent to the proposed development is the Croatian Martyrs Parish Church.

3.2 Stationary Source Data

3.2.1 Surrounding Sources of Interest

3.2.1.1 Croatian Martyrs Parish Church (CMPC)

During the site visit SLR personal observed the rooftop equipment from the Croatian Martyrs Parish Church (CMPC) was not audible in operation during the winter. Based on aerial imagery review and SLR’s site visit, the operations of the church include:

- Two (2) 5-ton HVAC units;
- Two (2) 10-ton HVAC units; and
- Two (2) small mushroom fans.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figure 6, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.3 Stationary Noise Modeling

The impacts from stationary sources were modelled using Cadna/A, a software implementation of the internationally recognized ISO-9613-2 environmental noise propagation algorithms. Cadna/A / ISO-9613 is the preferred noise model of the MECP. The ISO 9613 equations account for:

- Source to receiver geometry;
- Distance attenuation;
- Atmospheric absorption;
- Reflections off of the ground and ground absorption;
- Reflections off vertical walls; and

- Screening effects of buildings, terrain, and purpose-built noise barriers (noise walls, berms, etc.).

The following additional parameters were used in the modelling, which are consistent with providing a conservative (worst-case assessment of noise levels):

- Temperature: 10°C;
- Relative Humidity: 70%;
- Default Ground Absorption G: G=0 (reflective);
- Reflection: An order of reflection of 1 was used;
- Wall Absorption Coefficients: Set to 0.37 (37 % of energy is absorbed, 63% reflected); and
- No terrain data was included in the assessment.

As described in ISO 9613-2 (1996), ground factor values that represent the effect of ground absorption on sound levels range between 0 and 1. Based on the specific site conditions, the ground factor values used in the modelling were a ground factor value of 0 for acoustically reflective surfaces, such as asphalt.

The “building evaluation” feature of the Cadna/A was used to assess noise impacts on the residential portions of the towers. This feature allows for noise levels to be predicted across the entire façade of a structure.

3.3.1 MECP NPC-300 Guidelines for Stationary Noise Sources

The applicable MECP noise guidelines for new sensitive land uses adjacent to existing industrial commercial uses are provided in MECP Publication NPC-300. NPC-300 revokes and replaces the previous noise assessment guideline, Publication LU-131 and Publication NPC-205, which was previously used for assessing noise impacts as part of Certificates of Approval / Environmental Compliance Approvals granted by the MECP for industries.

The new guideline sets out noise limits for two main types of noise sources:

- Non-impulsive, “continuous” noise sources such as ventilation fans, mechanical equipment, and vehicles while moving within the property boundary of an industry. Continuous noise is measured using 1-hour average sound exposures (L_{eq} (1-hr) values), in dBA; and
- Impulsive noise, which is a “banging” type noise characterized by rapid rise time and decay. Impulsive noise is measured using a logarithmic mean (average) level (L_{LM}) of the impulses in a one-hour period, in dBAI.

Furthermore, the guideline requires an assessment at, and provides separate guideline limits for:

- Outdoor points of reception (e.g., back yards, communal outdoor amenity areas); and
- Façade points of reception such as the plane of windows on the outdoor façade which connect onto noise sensitive spaces, such as living rooms, dens, eat-in kitchens, dining rooms and bedrooms.

The applicable noise limits at a point of reception are the higher of:

- The existing ambient sound level due to road traffic, or

- The exclusion limits set out in the guideline.

The following tables set out the exclusion limits from the guideline.

Table 10: NPC-300 Class 1 Continuous Noise Requirements

Receiver Category	Time Period	Class 4 Exclusionary Sound Level Limits, L_{eq} (1 hr), dBA [1]
Plane of Window [1]	0700 – 1900h 1900 – 2300h 2300 – 0700h	50 50 45
Outdoor Living Area [1]	0700 – 1900h 1900 – 2300h 2300 – 0700h	50 50 -
Notes: [1] Applicable for “Noise Sensitive Spaces”, as defined in NPC-300.		

Table 11: NPC-300 Class 1 Impulsive Noise Requirements

Number of Impulses In a 1-Hour Period (7 am to 11 pm) / (11 pm to 7 am)	Outdoor [1] (L_{LM}, dBAI)	Plane of Window (L_{LM}, dBAI)
9 or More	50	50/45
7 to 8	55	55/50
5 to 6	60	60/55
4	65	65/60
3	70	70/65
2	75	75/70
1	80	80/75

There are no impulsive-type sources identified in the area, and impulsive noise is not considered further.

3.3.2 Emergency Equipment Testing

Sound level limits for emergency equipment operating in non-emergency situations are 5 dB greater than the sound level limits otherwise applicable to other stationary sources, as outlined in NPC-300. Additionally, emergency equipment operating in non-emergency situations is to be assessed independently of all other stationary sources of noise. No emergency-type sources were identified in the area, emergency noise is not considered further.

3.3.3 Continuous Stationary Noise

3.3.3.1 Modelled Noise Levels – CMPC

The predicted noise impacts from the CMPC are shown in Figures 7 and 8 and are summarized in Table 12 below:

Table 12: Predicted Worst-Case Sound Levels –CMPC– Normal Operations,

Building	Façade	Predicted Level (dBA)		Class 1 Area Limit (dBA)		Meets Limit?	
		Day/Evening	Night	Day/Evening	Night	Day/Evening	Night
Facades							
Block 1	North	22	19	50	45	Yes	Yes
	East	39	36	50	45	Yes	Yes
	South	39	36	50	45	Yes	Yes
	West	25	22	50	45	Yes	Yes
Block 2	North	17	14	50	45	Yes	Yes
	East	19	16	50	45	Yes	Yes
	South	39	36	50	45	Yes	Yes
	West	30	27	50	45	Yes	Yes
Block 3	North	15	12	50	45	Yes	Yes
	East	19	16	50	45	Yes	Yes
	South	25	22	50	45	Yes	Yes
	West	33	30	50	45	Yes	Yes
Block 4	North	14	11	50	45	Yes	Yes
	East	15	12	50	45	Yes	Yes
	South	26	23	50	45	Yes	Yes
	West	28	25	50	45	Yes	Yes
Block 5	North	12	9	50	45	Yes	Yes
	East	13	10	50	45	Yes	Yes
	South	20	17	50	45	Yes	Yes
	West	20	17	50	45	Yes	Yes
Block 6	North	35	32	50	45	Yes	Yes
	East	46	42	50	45	Yes	Yes
	South	46	43	50	45	Yes	Yes
	West	34	31	50	45	Yes	Yes
Block 7	North	22	19	50	45	Yes	Yes
	East	40	37	50	45	Yes	Yes
	South	46	43	50	45	Yes	Yes
	West	33	30	50	45	Yes	Yes

Building	Façade	Predicted Level (dBA)		Class 1 Area Limit (dBA)		Meets Limit?	
		Day/Evening	Night	Day/Evening	Night	Day/Evening	Night
Block 8	North	32	29	50	45	Yes	Yes
	East	39	36	50	45	Yes	Yes
	South	48	45	50	45	Yes	Yes
	West	48	45	50	45	Yes	Yes
Block 9	North	22	19	50	45	Yes	Yes
	East	35	32	50	45	Yes	Yes
	South	45	42	50	45	Yes	Yes
	West	45	42	50	45	Yes	Yes
Block 10	North	19	16	50	45	Yes	Yes
	East	36	33	50	45	Yes	Yes
	South	43	40	50	45	Yes	Yes
	West	44	41	50	45	Yes	Yes
Block 11	North	17	14	50	45	Yes	Yes
	East	21	18	50	45	Yes	Yes
	South	41	38	50	45	Yes	Yes
	West	41	38	50	45	Yes	Yes
Outdoor Points of Reception							
OPOR 1		21	-	50	-	Yes	-
OPOR 2		16	-	50	-	Yes	-
OPOR 3		44	-	50	-	Yes	-
OPOR 4		48	-	50	-	Yes	-

Predicted Sound levels meet the Class 1 stationary source limits of the MECP. Mitigation of nearby stationary sources is not required for the proposed development.

3.4 Ventilation and Warning Clause Requirements

As the surrounding stationary sources have the potential to be audible at times, a warning clause should be included in the Agreement of Purchase and Sale or Lease and in the relevant Development Agreements. A Type E Warning Clause is recommended. See Appendix D for warning clause details.

Part 2: Impacts of The Development on Itself

4.0 Stationary Source Noise Impacts of The Development on Itself

At the time of this assessment, the proposed development's mechanical systems have not been sufficiently designed to complete a detailed assessment of stationary source impacts on the development itself.

For common mechanical systems that will be implemented as part of the proposed development, the impacts from all noise-generating equipment should comply with the guideline limits in MECP Publication NPC-300. The potential noise impacts of mechanical equipment to be included with proposed development (such as make-up air units and HVAC units) should be assessed as part of the final building design. The criteria can be met at all on-site receptors through appropriate selection of mechanical equipment, by locating equipment with sufficient setback from noise sensitive locations, and by incorporating control measures (e.g., silencers) into the design. This can be confirmed either later in the site plan approval process, or at the building permit approval stages.

It is recommended that the mechanical systems be reviewed by an acoustical consultant prior to final equipment selection.

If individual air conditioning systems are to be implemented for each residential unit for the proposed site, the sound levels from each unit should meet MECP Publication NPC-216.

Part 3: Impacts of The Development on The Surrounding Area

5.0 Stationary Source Noise Impacts on The Surrounding Area

With respect to the acoustic environment of the area, it is expected that the proposed development will have a negligible effect on neighbouring noise-sensitive properties.

The traffic related to the proposed development will be small relative to the existing traffic volumes within the area and is not of concern with respect to potential noise impacts.

Other noise sources associated with the development with possible adverse impacts on the surrounding neighbourhood are mechanical equipment (e.g., makeup air units and cooling units). Sound levels due to operation of these sources are required to meet MECP Publication NPC-300 requirements at all off-site noise sensitive receptors.

Regardless, potential impacts should be assessed as part of the final building design to ensure compliance. The criteria can be met at all surrounding and on-site receptors though the use of routine mitigation measures, including the appropriate selection of mechanical equipment, by locating equipment with sufficient setback from noise sensitive locations, and by incorporating control measures (e.g., silencers, barriers) into the design.

It is recommended that the mechanical systems be reviewed by an accredited acoustical consultant prior to final selection of equipment.

6.0 Conclusion and Recommendations

The potential for noise impacts on and from the proposed development have been assessed. Impacts of the environment on the development, the development on itself, and the development on the surrounding area have been assessed. Based on the results of our assessment, the following conclusions have been reached:

6.1 Transportation Noise

- An assessment of transportation noise impacts from surrounding roadways has been completed. Grading from the surroundings and for the Project site was considered in the analysis.
- Based on transportation façade sound levels upgraded glazing is required within the development, as outlined in Section 2.5.1.
- Sound levels at OLA 1 is predicted to be above 60 dBA; therefore, physical mitigation in the form of acoustic barriers is required. An MECP Type B warning clauses is recommended for Blocks 3 and 4, as outlined in Section 2.5.3.
- Sound levels at OLA 2 is predicted to be above 55 dBA but below 60 dBA. An MECP Type A warning clauses is recommended for Blocks 5 and 11, as outlined in Section 2.5.3.
- Installation of central air conditioning, and an MECP Type D warning clause, are recommended for Blocks 1, 2, 3, 4, 5 and 6 within the proposed development as outlined in Section 2.5.2.
- Forced air heating with provisions for the future installation of central air conditioning, and an MECP Type C warning clause, are recommended for all other blocks within the proposed development as outlined in Section 2.5.2.
    - Warning clause recommendations are summarized in Appendix D.

6.2 Stationary Source Noise

- Stationary” noise from the surrounding facilities were assessed on the proposed development based on the Class 1 area designation for the development lands, as outlined in Section 3.
- Stationary noise impacts from the surroundings are predicted to meet NPC-300 Class 1 guideline limits at all facades and outdoor amenity areas
- As the nearby church has the potential to be audible within the development lands, an MECP Type E warning clause is recommended for all residential units, as summarized in Appendix D.

6.3 Overall Assessment

- Impacts of the environment on the proposed development can be adequately controlled with upgraded glazing and acoustic barriers, with the inclusion of ventilation and warning clause requirements, detailed in Part 1 of this report.
- Impacts of the proposed development on itself are not anticipated and can be adequately controlled by following the design guidance outlined in Part 2 of this report.

- Impacts of the proposed development on the surroundings are expected to meet the applicable guideline limits and can be adequately controlled by following the design guidance outlined in Part 3 of this report.
- As the mechanical systems for the proposed development have not been selected or designed at the time of this assessment, the mechanical systems (equipment selections, layouts, and sound level data) should be reassessed by an acoustical consultant during later stages of design.

7.0 Closure

Regards,

SLR Consulting (Canada) Ltd.

Colin Jakubec, E.I.T.
Acoustics Consultant

Aaron K. Haniff, P.Eng.
Principal, Acoustics Engineer

8.0 References

International Organization for Standardization, ISO 9613-2: Acoustics – Attenuation of Sound During Propagation Outdoors Part 2: General Method of Calculation, Geneva, Switzerland, 1996.

National Research Council, Building Practice Note 56: Controlling Sound Transmission into Buildings, Canada, 1985.

Ontario Ministry of the Environment, Conservation and Parks, Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT), 1989.

Ontario Ministry of the Environment, Conservation and Parks, Publication NPC-300: Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, 2013.

Ontario Ministry of the Environment, Conservation and Parks, STAMSON v5.03: Road, Rail and Rapid Transit Noise Prediction, 1996.

Region of Peel, 2012 (updated 2020), General Guidelines for the Preparation of Acoustical Reports in the Region of Peel.

Figures

Environmental Noise Assessment

1775 Thorny Brae Place, Mississauga, ON

Mississauga Road Properties

SLR Project No.: 241.032040.00001

June 26, 2025

MISSISSAUGA ROAD PROPERTIES

1775 THORNY BRAE PLACE - MISSISSAUGA, ONTARIO

SITE CONTEXT MAP

True North

Scale: 1:10000 METRES

Date: June 2025 Rev 0.0

Project No. 241.032040.00001

Figure No. 1

SLR

MISSISSAUGA ROAD PROPERTIES	True North	Scale: n/a	METRES	SLR
1775 THORNY BRAE PLACE - MISSISSAUGA, ONTARIO		Date: June 2025 Rev 0.0	Figure No. **2**	
ZONING BY LAW MAP – CITY OF MISSISSAUGA		Project No. 241.032040.00001		

MISSISSAUGA ROAD PROPERTIES	True North	Scale: 1:1000	METRES	SLR
1775 THORNY BRAE PLACE - MISSISSAUGA, ONTARIO		Date: June 2025 Rev 0.0	Figure No. 3	
PREDICTED TOTAL TRANSPORTATION SOUND LEVELS-DAYTIME		Project No. 241.032040.00001		

MISSISSAUGA ROAD PROPERTIES

1775 THORNY BRAE PLACE - MISSISSAUGA, ONTARIO

PREDICTED TOTAL TRANSPORTATION SOUND LEVELS-NIGHTTIME

True North

Scale: 1:1000

METRES

Date: June 2025

Rev 0.0

Project No. 241.032040.00001

Figure No. **4**

SLR

MISSISSAUGA ROAD PROPERTIES	True North	Scale: 1:1000	METRES	SLR
1775 THORNY BRAE PLACE - MISSISSAUGA, ONTARIO		Date: June 2025 Rev 0.0	Figure No. **5**	
PREDICTED TOTAL TRANSPORTATION SOUND LEVELS-OUTDOOR LIVING AREAS MITIGATED		Project No. 241.032040.00001		

MISSISSAUGA ROAD PROPERTIES	True North	Scale: 1:2000	METRES	SLR
1775 THORNY BRAE PLACE - MISSISSAUGA, ONTARIO		Date: June 2025 Rev 0.0	Figure No. 6	
MODELLED STATIONARY NOISE SOURCE LOCATIONS		Project No. 241.032040.00001		

MISSISSAUGA ROAD PROPERTIES

1775 THORNY BRAE PLACE - MISSISSAUGA, ONTARIO

PREDICTED STATIONARY SOUND LEVELS – DAY/EVENING

True North

Scale: 1:1000 METRES

Date: June 2025 Rev 0.0

Project No. 241.032040.00001

Figure No. 7

SLR

MISSISSAUGA ROAD PROPERTIES

1775 THORNY BRAE PLACE - MISSISSAUGA, ONTARIO

PREDICTED STATIONARY SOUND LEVELS – NIGHT

True North

Scale: 1:1000

METRES

Date: June 2025

Rev 0.0

Figure No. **8**

Project No. 241.032040.00001

SLR

Appendix A Development Drawings

Environmental Noise Assessment

1775 Thorny Brae Place, Mississauga, ON

Mississauga Road Properties

SLR Project No.: 241.032040.00001

June 26, 2025

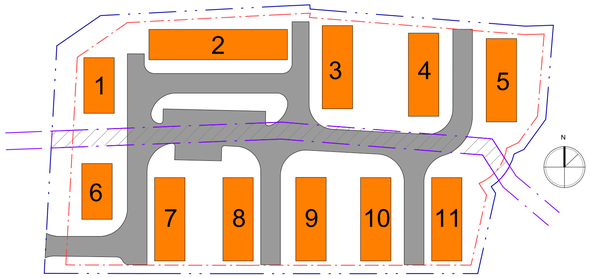
THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

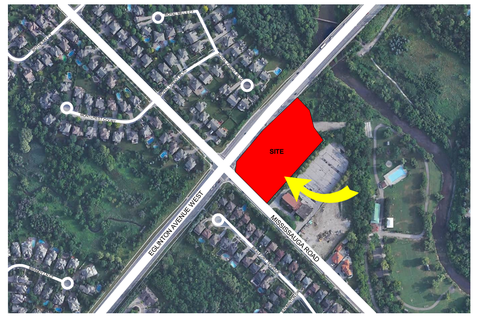
LIST OF DRAWINGS

ARCHITECTURAL	
A000	COVER SHEET
A001	SITE PLAN
A001a	CONTEXT PLAN
A001b	AMENITY PLAN
A001c	GARBAGE COLLECTION
A001d	FIRE ROUTE CHECK
A002a	PROJECT STATISTICS
A002b	PROJECT STATISTICS
A006a	SITE PLAN - ESTABLISHED GRADES
A006b	ESTABLISHED GRADES - BUILDING SECTIONS
A103	FLOOR PLANS I
A104	FLOOR PLANS II
A202	EXTERIOR ELEVATIONS - FRONT/REAR TYPICAL
A202a	EXTERIOR ELEVATIONS - SIDE TYPICAL
A301	BUILDING CROSS SECTION THROUGH TOWNHOUSE STAIRS

BLOCK PLAN
N.T.S.



KEY PLAN
N.T.S.



LIST OF CONSULTANTS

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CIVIL

MGM
Contact: Blair Nock

GEOTECH / HYDROGEO

TBD
Contact: TBD

SURVEYOR

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RTG SYSTEMS

NOISE/VIBRATION

SLR
Contact: AARON HANIFF

PROJECT NO. 124015

THORNY BRAE

DATE 2025-06-13

ISSUED FOR
OPA/ZBA SUBMISSION

Chämberlain Architects Constructors Managers

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NO.	ISSUED	DATE
1	CLIENT REVIEW	24-04-17
2	CLIENT REVIEW	24-08-14
3	CLIENT REVIEW	24-09-26
4	GARBAGE OPTIONS	24-09-27
5	CLIENT REVIEW	24-10-25
6	CLIENT REVIEW	25-01-15
7	CLIENT REVIEW	25-05-14
8	CLIENT REVIEW	25-05-27
9	CONSULANT COORDINATION	25-06-02
	OPA/ZBA SUBMISSION	25-06-13

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

SEAL

CONSTRUCTION NORTH TRUE NORTH

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

SITE PLAN

START DATE APRIL 2024

DRAWN BY MR/MW

CHECKED BY CMC

SCALE 1 : 250

PROJECT NO. 124015

DRAWING

A001

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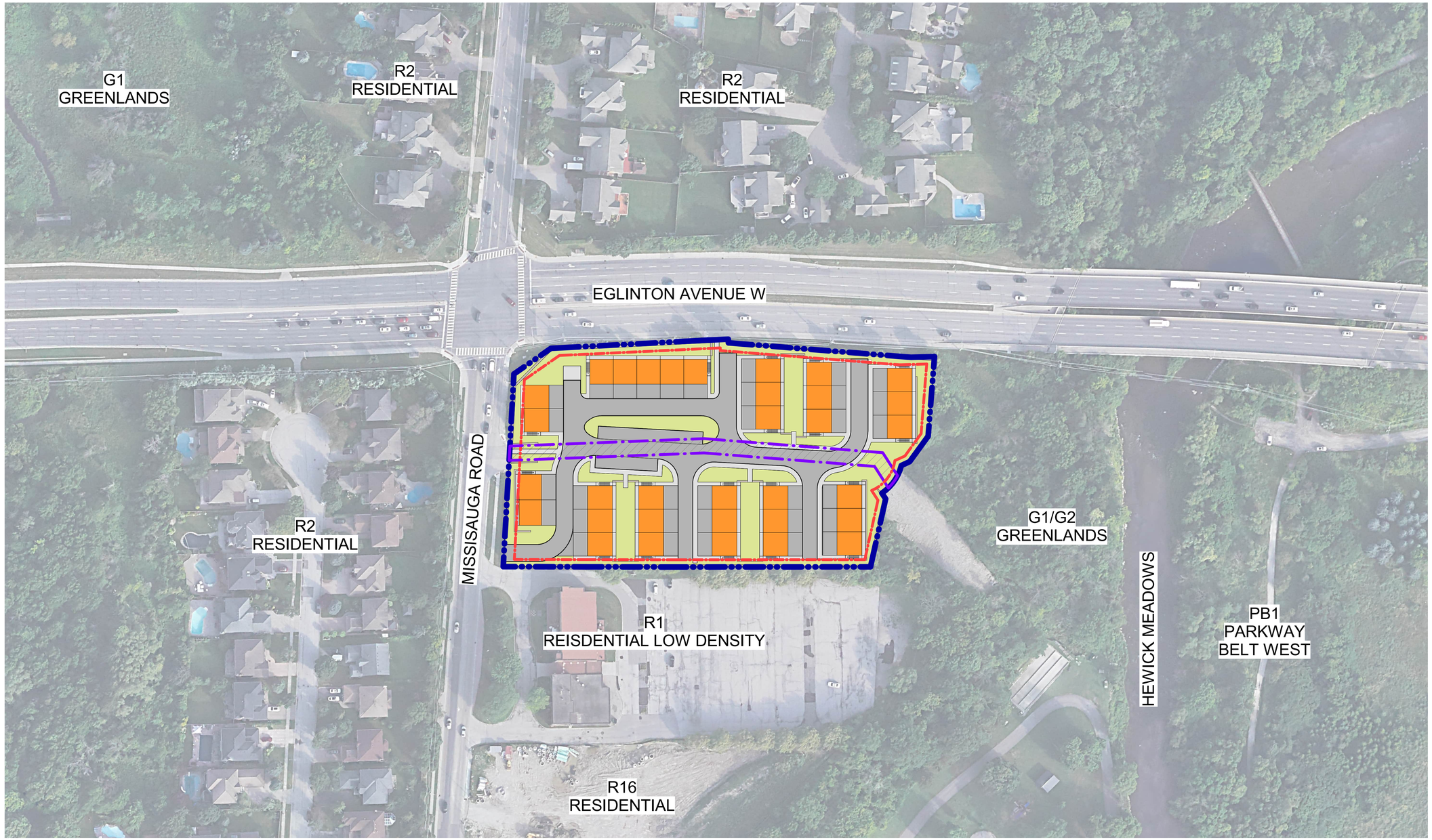

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NO.	ISSUED	DATE
6	CLIENT REVIEW	25-01-15
	OPA/ZBA SUBMISSION	25-06-13

SEAL

CONSTRUCTION NORTH

TRUE NORTH

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

CONTEXT PLAN

START DATE	APRIL 2024
DRAWN BY	MW
CHECKED BY	CMC
SCALE	1 : 800
PROJECT NO.	124015
DRAWING	A001a

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GFA		
TYPE	AREA (SM)	AREA (SF)
BUNGALOW	3,437 m²	36,993 ft²
TOWNHOUSE	9,581 m²	103,125 ft²
Grand total	13,017 m²	140,119 ft²

AMENITY AREA REQUIRED

5.6sm PER UNIT *OR* 10% SITE AREA
(WHICHEVER IS GREATER)

99 UNITS x 5.6sm = 554.4sm
OR
15,261.62sm SITE AREA x 0.10 = **1,526.16sm**

REQUIRED AMENITY AREA: 1,526.16sm

AMENITY AREAS			
UNIT	TYPE	AREA (SM)	AREA (SF)
T/O GROUND FLOOR			
ACC. ACTIVE COMMUNAL AMENITY	GREEN SPACE	489.8 m²	5,272 ft²
ACTIVE COMMUNAL AMENITY	GREEN SPACE	751.5 m²	8,089 ft²
PRIVATE AMENITY	BALCONY	302.5 m²	3,256 ft²
		1,543.8 m²	16,617 ft²
T/O SECOND FLOOR			
PRIVATE AMENITY	BALCONY	250.0 m²	2,691 ft²
		250.0 m²	2,691 ft²
T/O THIRD FLOOR			
PRIVATE AMENITY	BALCONY	252.0 m²	2,712 ft²
		252.0 m²	2,712 ft²
		2,045.7 m²	22,020 ft²

AMENITY AREA PER UNIT

99 UNITS
1,841.8m²(19,825ft²) AMENITY AREA

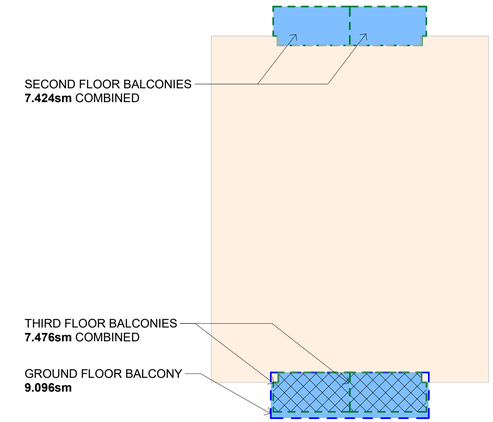
18.60m²(200.25ft²) AMENITY AREA PER UNIT

COMMUNAL VS. PRIVATE AMENITY (COMBINED)			
UNIT	TYPE	AREA (SM)	AREA (SF)
COMMUNAL AMENITY			
ACC. ACTIVE COMMUNAL AMENITY	GREEN SPACE	489.8 m²	5,272 ft²
ACTIVE COMMUNAL AMENITY	GREEN SPACE	751.5 m²	8,089 ft²
INACTIVE COMMUNAL LANDSCAPE	GREEN SPACE	3,192.2 m²	34,361 ft²
		4,433.5 m²	47,722 ft²
PRIVATE AMENITY			
PRIVATE AMENITY	BALCONY	804.4 m²	8,658 ft²
		804.4 m²	8,658 ft²
		5,237.9 m²	56,380 ft²

ACTIVE VS. INACTIVE AMENITY (COMBINED)			
UNIT	TYPE	AREA (SM)	AREA (SF)
ACTIVE			
ACC. ACTIVE COMMUNAL AMENITY	GREEN SPACE	489.8 m²	5,272 ft²
ACTIVE COMMUNAL AMENITY	GREEN SPACE	751.5 m²	8,089 ft²
PRIVATE AMENITY	BALCONY	804.4 m²	8,658 ft²
		2,045.7 m²	22,020 ft²
INACTIVE			
INACTIVE COMMUNAL LANDSCAPE	GREEN SPACE	3,192.2 m²	34,361 ft²
		3,192.2 m²	34,361 ft²
		5,237.9 m²	56,380 ft²

AMENITY AREA LEGEND

- ACTIVE COMMUNAL AMENITY
- INACTIVE COMMUNAL LANDSCAPE
- PRIVATE BALCONY AMENITY
- ACCESSIBLE ACTIVE COMMUNAL AMENITY



Chamberlain Architects Constructors Managers

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Phone: 905.631.7777

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NO.	ISSUED	DATE
6	CLIENT REVIEW	25-01-15
	OPA/ZBA SUBMISSION	25-06-13

SEAL

CONSTRUCTION NORTH | TRUE NORTH

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

AMENITY PLAN

START DATE	APRIL 2024
DRAWN BY	MW
CHECKED BY	CMC
SCALE	As indicated
PROJECT NO.	124015
DRAWING	A001b

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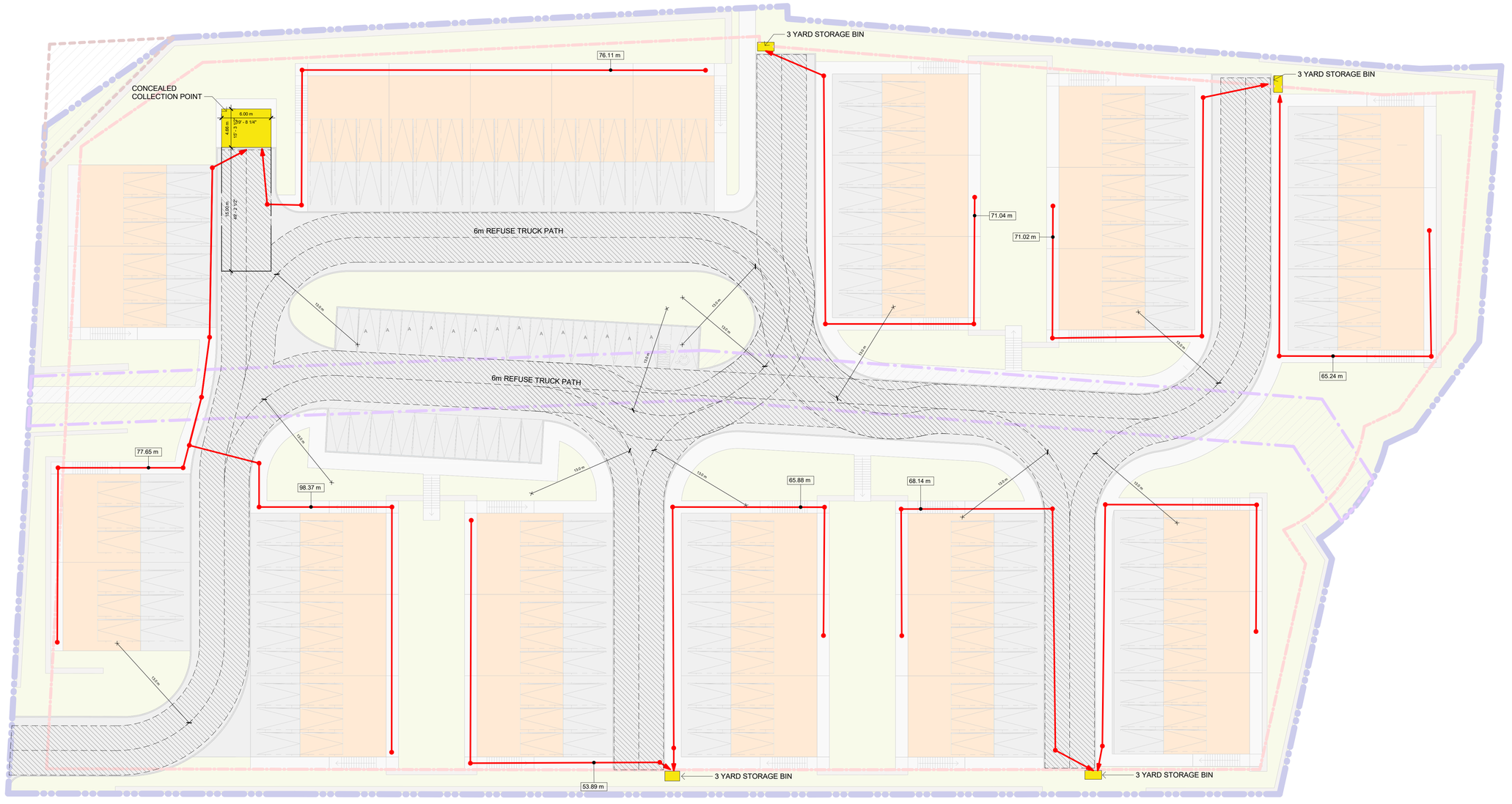

GARBAGE REQUIREMENTS

GARBAGE BINS
• 1 COMPACTED 3-CUBIC YARD FRONT-END / 54 UNITS

RECYCLING BINS
• 1 NON-COMPACTED 3-CUBIC YARD RECYCLING BINS / 45 UNITS

CONCEALED COLLECTION POINT
• 6x4.66m WITH 10m² BULK STORAGE
• 18m UNOBSTRUCTED DISTANCE AT APPROACH WITH MAXIMUM 2% SLOPE
• 4 SIDED STRUCTURE CONCEALED FROM UNITS AND PUBLIC LANDS

ALL STORAGE/COLLECTION BINS ARE REQUIRED TO BE WITHIN 100M FROM A DWELLING UNIT

GARBAGE PROVIDED:

FOR 99 UNITS:
GARBAGE BINS
• 2 COMPACTED 3-CUBIC YARD FRONT-END (SERVICES 108 UNITS)

RECYCLING BINS
• 2 NON-COMPACTED 3-CUBIC YARD RECYCLING BINS (SERVICES 90 UNITS)

CONCEALED COLLECTION POINT
LOCATED NORTH-WEST OF SITE

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NO.	ISSUED	DATE
2	CLIENT REVIEW	24-06-14
3	CLIENT REVIEW	24-09-26
4	GARBAGE OPTIONS	24-09-27
5	CLIENT REVIEW	25-01-15
	OPA/ZBA SUBMISSION	25-06-13

SEAL

CONSTRUCTION NORTH | TRUE NORTH

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

GARBAGE COLLECTION

START DATE	APRIL 2024
DRAWN BY	HK, IW , MR
CHECKED BY	CMC
SCALE	1 : 250
PROJECT NO.	124015
DRAWING	A001c

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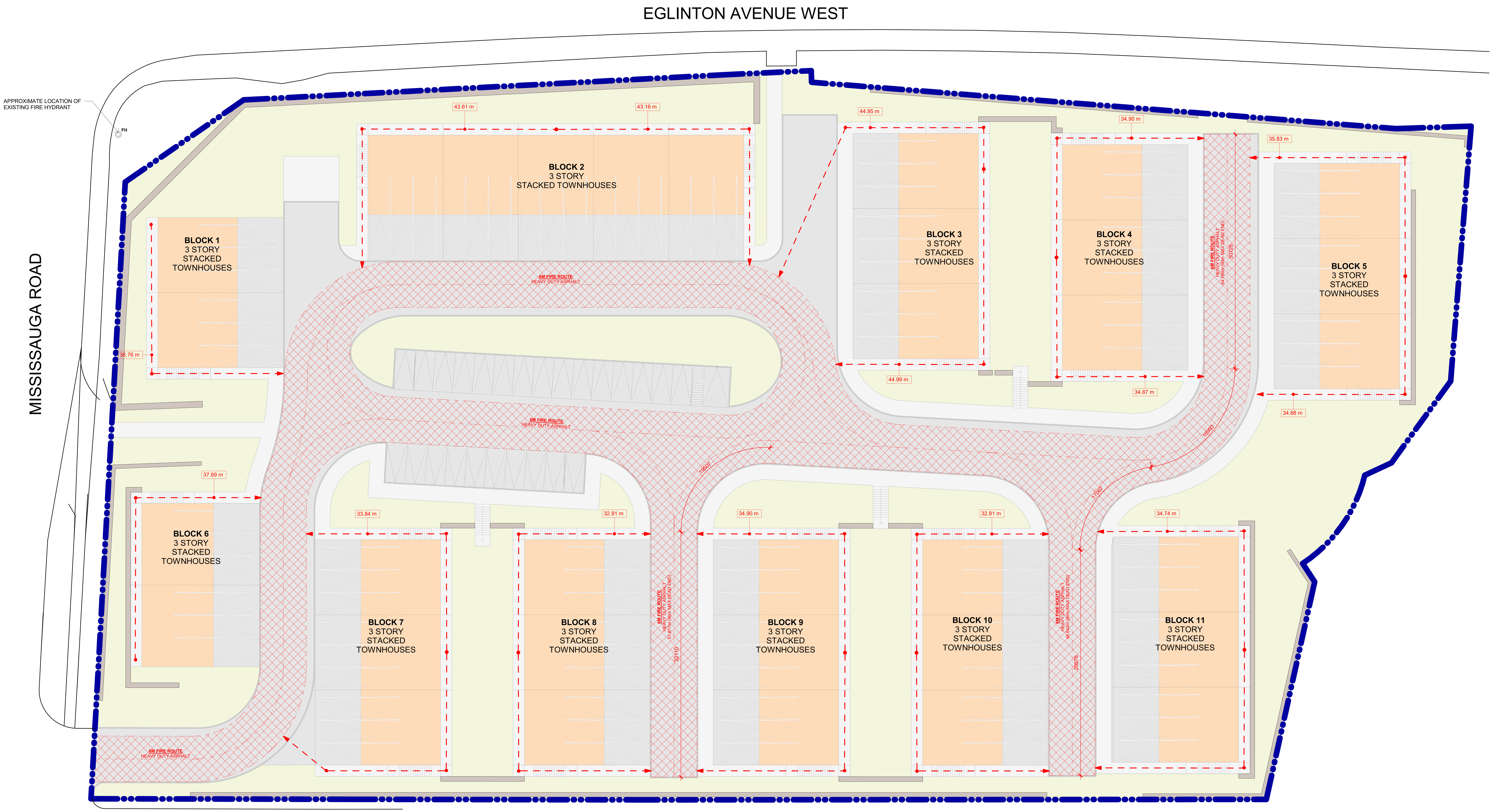

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NO.	ISSUED	DATE
	OPA/ZBA SUBMISSION	25-06-13

SEAL

CONSTRUCTION NORTH   TRUE NORTH

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

FIRE ROUTE CHECK

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START DATE	APRIL 2024
DRAWN BY	MW
CHECKED BY	CMC
SCALE	1 : 250
PROJECT NO.	124015

DRAWING

A001d

ZONING REVIEW
MISSISSAUGA ZONING BY-LAW NO.0225-2007

ZONE: RM8-14 (BACK TO BACK AND/OR STACKED TOWNHOUSES)

4.13A.1 PERMITTED USES
ALL BUILDINGS AND STRUCTURES SHALL COMPLY WITH THE PROVISIONS CONTAINED IN PARTS 1 AND 3 AND SECTION 4.1 OF THIS BY-LAW, AND THE USES AND ZONE REGULATIONS SPECIFIED WITHIN THE RM8-14 EXCEPTION ZONE.

SITE REGULATIONS

REGULATION	MINIMUM	MAXIMUM	PROVIDED
MINIMUM LOT FRONTAGE	30.0m		80.946m
FRONT YARD SETBACK	7.5m	-	4.5m
EXTERIOR SIDE YARD SETBACK	7.5m		3.5m
REAR YARD SETBACK	7.5m		3.0m
INTERIOR SIDE YARD SETBACK	4.5m		3.0m
AMENITY AREA	5.6sm/unit OR 10% SITE AREA, WHICHEVER IS GREATER		
LANDSCAPE SETBACK	3.0m		3.0m
LANDSCAPE COVERAGE	40%		28.91%
BUILDING HEIGHT (SLOPED ROOF)		15m	
FLOOR SPACE INDEX	0.4	0.9	0.76

SITE STATISTICS

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDINGS			
PROPOSED BUILDING	3,389.42 m²	36,483 ft²	22.21%
	3,389.42 m²	36,483 ft²	22.21%
HARD LANDSCAPE			
ASPHALT	5,402.07 m²	58,147 ft²	35.4%
CURB	124.23 m²	1,337 ft²	0.81%
SIDEWALK	1,934.10 m²	20,819 ft²	12.67%
	7,460.41 m²	80,303 ft²	48.88%
SOFT LANDSCAPE			
LANDSCAPE	4,411.80 m²	47,488 ft²	28.91%
	4,411.80 m²	47,488 ft²	28.91%
	15,261.63 m²	164,275 ft²	100%
OVERALL SITE	15,261.62 m²	164,275 ft²	100%

PARKING REGULATIONS
DIMENSIONS
PARKING SPACE 5.2m x 2.6m
DRIVE AISLE 7.0m
ACCESSIBLE - TYPE A 5.2m x 3.4m (w/ 1.5m TRANSFER SPACE)
ACCESSIBLE - TYPE B 5.2m x 2.4m (w/ 1.5m TRANSFER SPACE)
REQUIRED PARKING QUANTITY
2.0 RESIDENTIALSPACES PER UNIT
PLUS 0.25 VISITOR SPACES PER UNIT
REQUIRED ACCESSIBLE PARKING FOR RESIDENTIAL VISITOR SPACES
(Accessible parking spaces for residential uses shall only apply to the total number of visitor parking spaces required)
1-12 1 SPACES
13-100 4% OF THE TOTAL

REQUIRED PARKING
RESIDENTIAL
2.0 RESIDENT SPACES PER UNIT
2.0 * 99 = *198 SPACES*
VISITOR
0.25 VISITOR SPACES PER UNIT
0.25 * 99 = 24.75 *(25) SPACES*
ACCESSIBLE *(FOR VISITOR PARKING ONLY, ALSO INCLUDED IN VISITOR PARKING TOTAL)*
25 x 0.04 = 1 SPACE
TOTAL = 223 SPACES REQUIRED
(1 ACCESSIBLE SPACE INCLUDED IN VISITOR PARKING)

PROVIDED PARKING SCHEDULE

TYPE	DESCRIPTION	CONDITON	COUNT
VISITOR			
90° - 5.2m x 2.6m	5.2m X 2.6m		25
ACC - TYPE A - 5.6m x 3.4m	5.2m x 3.4m		1
			26
RESIDENTIAL			
90° - 5.2m x 2.6m	5.2m X 2.6m		198
			198
Grand total			224

AMENITY AREAS

UNIT	TYPE	AREA (SM)	AREA (SF)
T/O GROUND FLOOR			
ACC. ACTIVE COMMUNAL AMENITY	GREEN SPACE	489.8 m²	5,272 ft²
ACTIVE COMMUNAL AMENITY	GREEN SPACE	751.5 m²	8,089 ft²
PRIVATE AMENITY	BALCONY	302.5 m²	3,256 ft²
		1,543.8 m²	16,617 ft²
T/O SECOND FLOOR			
PRIVATE AMENITY	BALCONY	250.0 m²	2,691 ft²
		250.0 m²	2,691 ft²
T/O THIRD FLOOR			
PRIVATE AMENITY	BALCONY	252.0 m²	2,712 ft²
		252.0 m²	2,712 ft²
		2,045.7 m²	22,020 ft²

UNIT COUNT

TYPE	COUNT	% (BY COUNT)
BUNGALOW	33	33%
TOWNHOUSE	66	67%
Grand total	99	100%

END UNIT / MID UNIT MIX

BUNGALOW
22 END UNITS
11 MID UNITS

TOWNHOUSE
22 END UNITS
44 MID UNITS

GFA

TYPE	AREA (SM)	AREA (SF)
BUNGALOW	3,437 m²	36,993 ft²
TOWNHOUSE	9,581 m²	103,125 ft²
Grand total	13,017 m²	140,119 ft²

TYPICAL BUNGALOW AREA

UNIT TYPE	AREA (SM)	AREA (SF)
T/O GROUND FLOOR	90.4 m²	973 ft²
	90.4 m²	973 ft²

TYPICAL TOWNHOUSE AREA

UNIT TYPE	AREA (SM)	AREA (SF)
T/O GROUND FLOOR	13.7 m²	147 ft²
T/O SECOND FLOOR	58.8 m²	633 ft²
T/O THIRD FLOOR	58.9 m²	634 ft²
	131.4 m²	1,414 ft²

TOTAL SELLABLE AREA

BUNGALOW
END UNITS = 90.4m² *(22)
= 1,988.8m²
~~*MID UNIT = 91.8m² *(11) = 1,009.8m² (TBD)*~~

TOWNHOUSE
END UNIT = 131.4m² *(22)
= 2,890.8m²
~~*MID UNIT = 107.2m² *(44) = 4,716.8m² (TBD)*~~

TOTAL
= 13,017m² (140,119ft²)

UNIT AREAS (BY BLOCK)

UNIT	TYPE	AREA (SM)	AREA (SF)
BLOCK 1			
UNIT 101	BUNGALOW	104.4 m²	1,124 ft²
UNIT 102	TOWNHOUSE	145.0 m²	1,561 ft²
UNIT 103	TOWNHOUSE	145.0 m²	1,561 ft²
UNIT 201	BUNGALOW	104.0 m²	1,120 ft²
UNIT 202	TOWNHOUSE	145.0 m²	1,561 ft²
UNIT 203	TOWNHOUSE	145.4 m²	1,565 ft²
		788.9 m²	8,491 ft²
BLOCK 2			
UNIT 301	BUNGALOW	104.2 m²	1,121 ft²
UNIT 302	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 303	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 401	BUNGALOW	104.2 m²	1,121 ft²
UNIT 402	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 403	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 501	BUNGALOW	104.2 m²	1,121 ft²
UNIT 502	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 503	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 601	BUNGALOW	104.2 m²	1,121 ft²
UNIT 602	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 603	TOWNHOUSE	145.2 m²	1,563 ft²
UNIT 701	BUNGALOW	104.2 m²	1,121 ft²
UNIT 702	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 703	TOWNHOUSE	145.1 m²	1,562 ft²
		1,972.1 m²	21,228 ft²
BLOCK 3			
UNIT 801	BUNGALOW	104.2 m²	1,121 ft²
UNIT 802	TOWNHOUSE	145.2 m²	1,563 ft²
UNIT 803	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 901	BUNGALOW	104.2 m²	1,121 ft²
UNIT 902	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 903	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 1001	BUNGALOW	104.2 m²	1,121 ft²
UNIT 1002	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 1003	TOWNHOUSE	145.1 m²	1,562 ft²
		1,183.3 m²	12,737 ft²
BLOCK 4			
UNIT 1101	BUNGALOW	104.2 m²	1,121 ft²
UNIT 1102	TOWNHOUSE	145.2 m²	1,563 ft²
UNIT 1103	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 1201	BUNGALOW	104.2 m²	1,121 ft²
UNIT 1202	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 1203	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 1301	BUNGALOW	104.2 m²	1,121 ft²
UNIT 1302	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 1303	TOWNHOUSE	145.2 m²	1,563 ft²
		1,183.3 m²	12,737 ft²
BLOCK 5			
UNIT 1401	BUNGALOW	104.2 m²	1,121 ft²
UNIT 1402	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 1403	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 1501	BUNGALOW	104.2 m²	1,121 ft²
UNIT 1502	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 1503	TOWNHOUSE	145.2 m²	1,563 ft²
UNIT 1601	BUNGALOW	104.2 m²	1,121 ft²
UNIT 1602	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 1603	TOWNHOUSE	145.1 m²	1,562 ft²
		1,183.3 m²	12,737 ft²
BLOCK 6			
UNIT 1701	BUNGALOW	103.9 m²	1,119 ft²
UNIT 1702	TOWNHOUSE	145.6 m²	1,567 ft²
UNIT 1703	TOWNHOUSE	145.6 m²	1,567 ft²
UNIT 1801	BUNGALOW	103.9 m²	1,119 ft²
UNIT 1802	TOWNHOUSE	145.6 m²	1,567 ft²
UNIT 1803	TOWNHOUSE	145.6 m²	1,567 ft²
		790.1 m²	8,505 ft²
BLOCK 7			
UNIT 1901	BUNGALOW	104.2 m²	1,121 ft²
UNIT 1902	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 1903	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 2001	BUNGALOW	104.2 m²	1,121 ft²
UNIT 2002	TOWNHOUSE	145.2 m²	1,563 ft²
UNIT 2003	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 2101	BUNGALOW	104.2 m²	1,121 ft²
UNIT 2102	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 2103	TOWNHOUSE	145.1 m²	1,562 ft²
		1,183.3 m²	12,737 ft²
BLOCK 8			
UNIT 2201	BUNGALOW	104.2 m²	1,121 ft²
UNIT 2202	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 2203	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 2301	BUNGALOW	104.2 m²	1,121 ft²
UNIT 2302	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 2303	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 2401	BUNGALOW	104.2 m²	1,121 ft²
UNIT 2402	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 2403	TOWNHOUSE	145.1 m²	1,562 ft²
		1,183.3 m²	12,737 ft²

UNIT AREAS (BY BLOCK)

UNIT	TYPE	AREA (SM)	AREA (SF)
BLOCK 9			
UNIT 2501	BUNGALOW	104.2 m²	1,121 ft²
UNIT 2502	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 2503	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 2601	BUNGALOW	104.2 m²	1,121 ft²
UNIT 2602	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 2603	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 2701	BUNGALOW	104.2 m²	1,121 ft²
UNIT 2702	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 2703	TOWNHOUSE	145.1 m²	1,562 ft²
		1,183.3 m²	12,737 ft²
BLOCK 10			
UNIT 2801	BUNGALOW	104.2 m²	1,121 ft²
UNIT 2802	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 2803	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 2901	BUNGALOW	104.2 m²	1,121 ft²
UNIT 2902	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 2903	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 3001	BUNGALOW	104.2 m²	1,121 ft²
UNIT 3002	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 3003	TOWNHOUSE	145.1 m²	1,562 ft²
		1,183.3 m²	12,737 ft²
BLOCK 11			
UNIT 3101	BUNGALOW	104.2 m²	1,121 ft²
UNIT 3102	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 3103	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 3201	BUNGALOW	104.2 m²	1,121 ft²
UNIT 3202	TOWNHOUSE	145.1 m²	1,562 ft²
UNIT 3203	TOWNHOUSE	145.2 m²	1,563 ft²
UNIT 3301	BUNGALOW	104.2 m²	1,121 ft²
UNIT 3302	TOWNHOUSE	145.2 m²	1,562 ft²
UNIT 3303	TOWNHOUSE	145.1 m²	1,562 ft²
		1,183.3 m²	12,737 ft²
GRAND TOTAL: 99 UNITS		13,017.5 m²	140,119 ft²

Chamberlain
Architects
Constructors
Managers

Chamberlain Architect Services Limited

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CANADA

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NO.	ISSUED	DATE
6	CLIENT REVIEW	25-01-15
	OPA/ZBA SUBMISSION	25-06-13

SEAL

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

PROJECT STATISTICS

START DATE APRIL 2024
DRAWN BY MW
CHECKED BY CMC
SCALE
PROJECT NO. 124015
DRAWING

A002a

UNIT AREA BREAKDOWN

UNIT	LEVEL	AREA (SM)	AREA (SF)
UNIT 101			
BUNGALOW	T/O BASEMENT	14.0 m^2	151 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.4 m^2	1,124 ft^2
UNIT 102			
TOWNHOUSE	T/O BASEMENT	13.6 m^2	147 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.0 m^2	1,561 ft^2
UNIT 103			
TOWNHOUSE	T/O BASEMENT	13.6 m^2	147 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.0 m^2	1,561 ft^2
UNIT 201			
BUNGALOW	T/O BASEMENT	13.6 m^2	147 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.0 m^2	1,120 ft^2
UNIT 202			
TOWNHOUSE	T/O BASEMENT	13.6 m^2	147 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.0 m^2	1,561 ft^2
UNIT 203			
TOWNHOUSE	T/O BASEMENT	14.0 m^2	151 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.4 m^2	1,565 ft^2
UNIT 301			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 302			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 303			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 401			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 402			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 403			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 501			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 502			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 503			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 601			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 602			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 603			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,563 ft^2
UNIT 701			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 702			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 703			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 801			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 802			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,563 ft^2
UNIT 803			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 901			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 902			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 903			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.1 m^2	1,562 ft^2
UNIT 1001			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 1002			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 1003			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.1 m^2	1,562 ft^2
UNIT 1101			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 1102			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,563 ft^2
UNIT 1103			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 1201			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 1202			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 1203			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 1301			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 1302			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 1303			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,563 ft^2
UNIT 1401			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 1402			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 1403			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 1501			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 1502			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 1503			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,563 ft^2
UNIT 1601			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 1602			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 1603			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 1701			
BUNGALOW	T/O BASEMENT	15.0 m^2	161 ft^2
BUNGALOW	T/O GROUND FLOOR	89.0 m^2	958 ft^2
		103.9 m^2	1,119 ft^2
UNIT 1702			
TOWNHOUSE	T/O BASEMENT	15.0 m^2	161 ft^2
TOWNHOUSE	T/O GROUND FLOOR	14.0 m^2	151 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.3 m^2	627 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.4 m^2	628 ft^2
		145.6 m^2	1,567 ft^2
UNIT 1703			
TOWNHOUSE	T/O BASEMENT	15.0 m^2	161 ft^2
TOWNHOUSE	T/O GROUND FLOOR	14.0 m^2	151 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.4 m^2	628 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.3 m^2	627 ft^2
		145.6 m^2	1,567 ft^2
UNIT 1801			
BUNGALOW	T/O BASEMENT	15.0 m^2	161 ft^2
BUNGALOW	T/O GROUND FLOOR	89.0 m^2	958 ft^2
		103.9 m^2	1,119 ft^2
UNIT 1802			
TOWNHOUSE	T/O BASEMENT	15.0 m^2	161 ft^2
TOWNHOUSE	T/O GROUND FLOOR	14.0 m^2	151 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.4 m^2	628 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.3 m^2	627 ft^2
		145.6 m^2	1,567 ft^2
UNIT 1803			
TOWNHOUSE	T/O BASEMENT	15.0 m^2	161 ft^2
TOWNHOUSE	T/O GROUND FLOOR	14.0 m^2	151 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.3 m^2	627 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.4 m^2	628 ft^2
		145.6 m^2	1,567 ft^2
UNIT 1901			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 1902			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 1903			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 2001			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 2002			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,563 ft^2
UNIT 2003			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2101			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 2102			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 2103			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2201			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 2202			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2203			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2301			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 2302			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2303			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2401			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 2402			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2403			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2501			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 2502			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2503			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 2601			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 2602			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2603			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 2701			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 2702			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 2703			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2801			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 2802			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2803			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2901			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 2902			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 2903			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.1 m^2	1,562 ft^2
UNIT 3001			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 3002			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 3003			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.1 m^2	1,562 ft^2
UNIT 3101			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 3102			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 3103			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 3201			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 3202			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
UNIT 3203			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,563 ft^2
UNIT 3301			
BUNGALOW	T/O BASEMENT	13.7 m^2	148 ft^2
BUNGALOW	T/O GROUND FLOOR	90.4 m^2	973 ft^2
		104.2 m^2	1,121 ft^2
UNIT 3302			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.9 m^2	634 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.9 m^2	634 ft^2
		145.2 m^2	1,562 ft^2
UNIT 3303			
TOWNHOUSE	T/O BASEMENT	13.7 m^2	148 ft^2
TOWNHOUSE	T/O GROUND FLOOR	13.7 m^2	147 ft^2
TOWNHOUSE	T/O SECOND FLOOR	58.8 m^2	633 ft^2
TOWNHOUSE	T/O THIRD FLOOR	58.8 m^2	633 ft^2
		145.1 m^2	1,562 ft^2
GRAND TOTAL: 99		13,017.5 m^2	140,119 ft^2

Chamberlain
Architects
Constructors
Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
2	CLIENT REVIEW	24-08-14
6	CLIENT REVIEW	25-01-15
	OPA/ZBA SUBMISSION	25-06-13

SEAL

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

PROJECT STATISTICS

START DATE: APRIL 2024

DRAWN BY: IW/MW

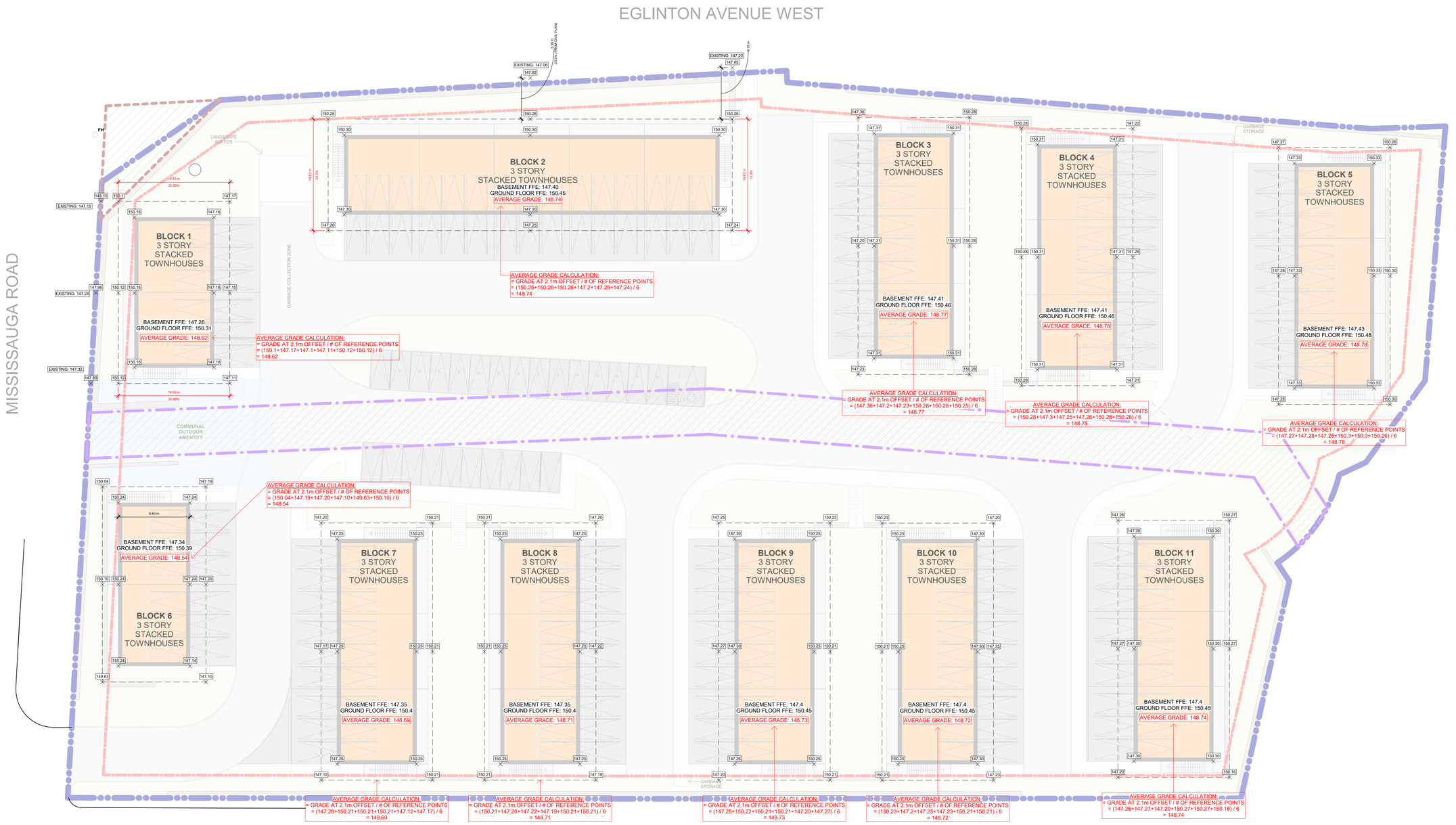
CHECKED BY: CMC

SCALE

PROJECT NO.: 124015

DRAWING

A002b



Chamberlain Architect Services Limited

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Burlington, Ontario. L7M 0W9
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Phone: 905.631.7777

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NO.	ISSUED	DATE
2	CLIENT REVIEW	24-06-14
3	CLIENT REVIEW	24-09-26
5	CLIENT REVIEW	24-10-25
8	CLIENT REVIEW	25-05-27
	OPA/ZBA SUBMISSION	25-06-13

SEAL

CONSTRUCTION NORTH

TRUE NORTH

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

SITE PLAN - ESTABLISHED GRADES

START DATE	APRIL 2024
DRAWN BY	HK
CHECKED BY	JMC
SCALE	1 : 250
PROJECT NO.	124015
DRAWING	A006a

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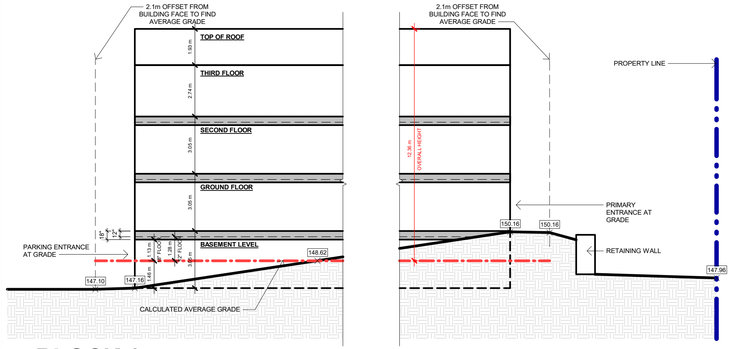

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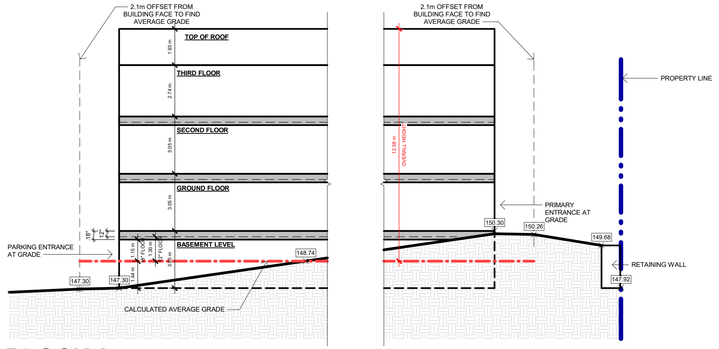

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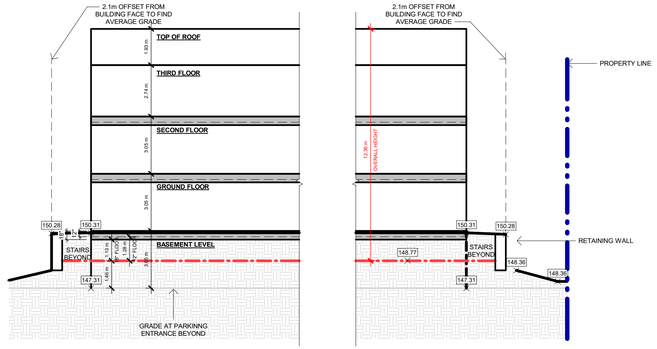

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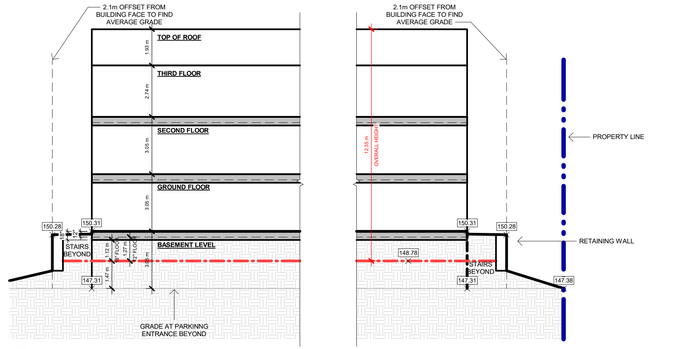

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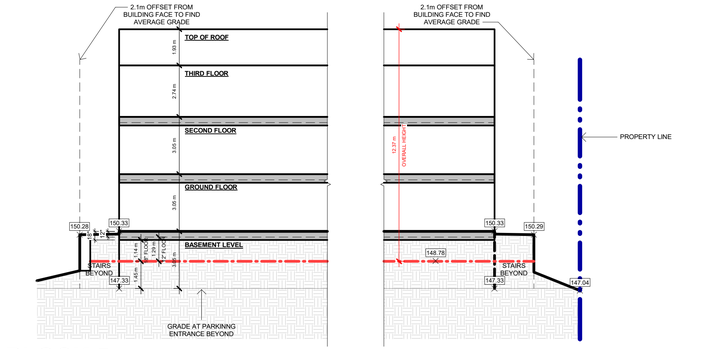

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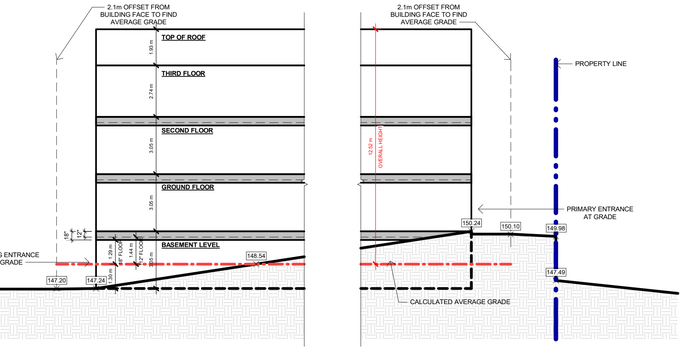

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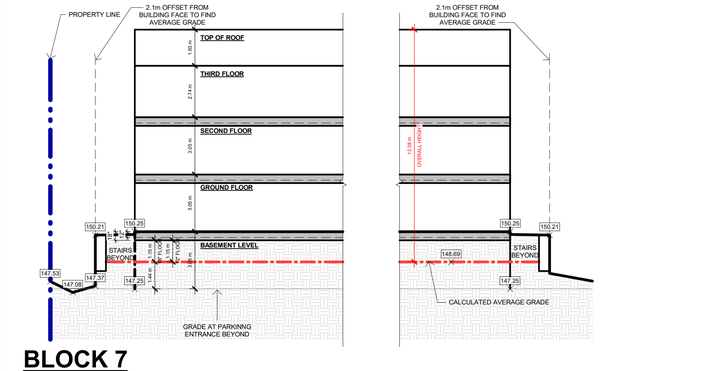

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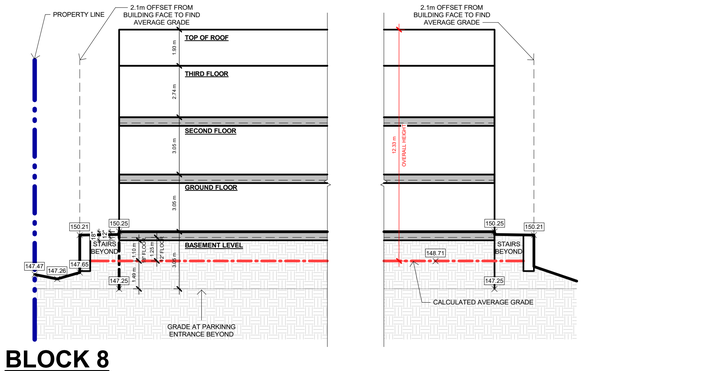

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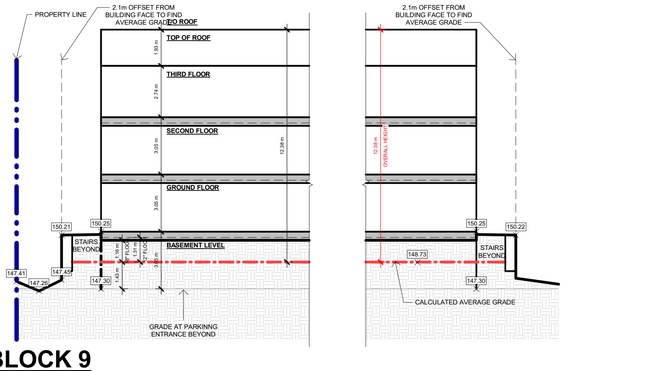

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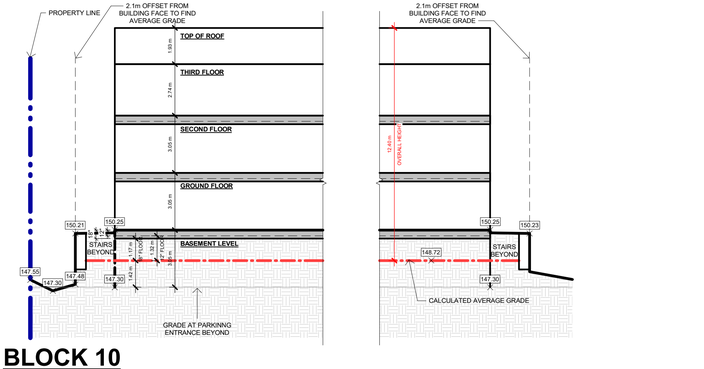

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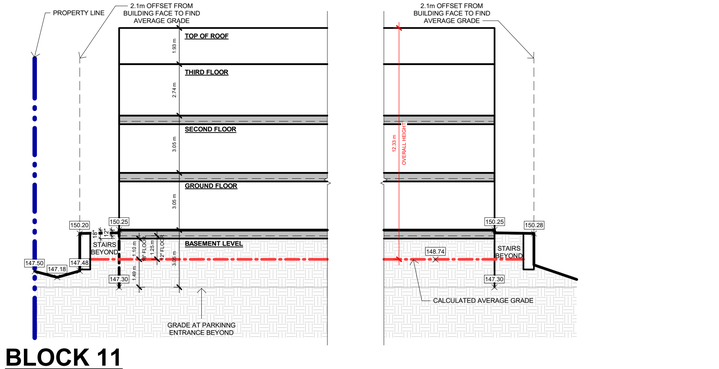

BLOCK 11

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
8	CLIENT REVIEW	25-05-27
	OPA/ZBA SUBMISSION	25-06-13

SEAL

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

ESTABLISHED GRADES - BUILDING SECTIONS

START DATE	APRIL 2024
DRAWN BY	MW
CHECKED BY	JMC
SCALE	1 : 150
PROJECT NO.	124015
DRAWING	A006b

D:\1 - Revit Local Files\124015 - Thorny Brae - Site - 2025-04-25_mwoodcox47.BRG.rvt
2025-06-12 8:34:07 AM

AREAS BASED ON 8" FOUNDATION WALLS.
NEED TO BE UPDATED TO 10" WALLS.

REFER TO A002b FOR ACCURATE UNIT AREAS.

UNIT SCHEDULE WITH GARAGE	
FLOORS	Area

UNIT 1

PARKING LEVEL	149 SF
PARKING LEVEL	220 SF
FIRST FLOOR	148 SF
SECOND FLOOR	631 SF
THIRD FLOOR	631 SF
	1779 SF

UNIT 2

PARKING LEVEL	147 SF
PARKING LEVEL	217 SF
FIRST FLOOR	145 SF
SECOND FLOOR	624 SF
THIRD FLOOR	624 SF
	1756 SF

UNIT 3

PARKING LEVEL	147 SF
PARKING LEVEL	217 SF
FIRST FLOOR	961 SF
	1324 SF
	4859 SF

UNIT SCHEDULE	
FLOORS	Area

UNIT 1

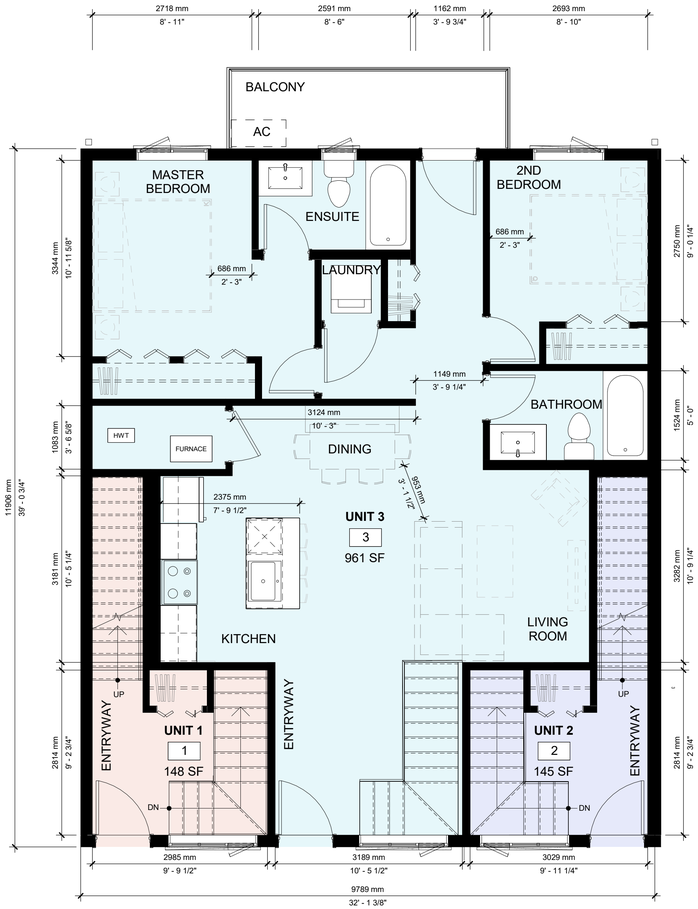
PARKING LEVEL	149 SF
FIRST FLOOR	148 SF
SECOND FLOOR	631 SF
THIRD FLOOR	631 SF
	1559 SF

UNIT 2

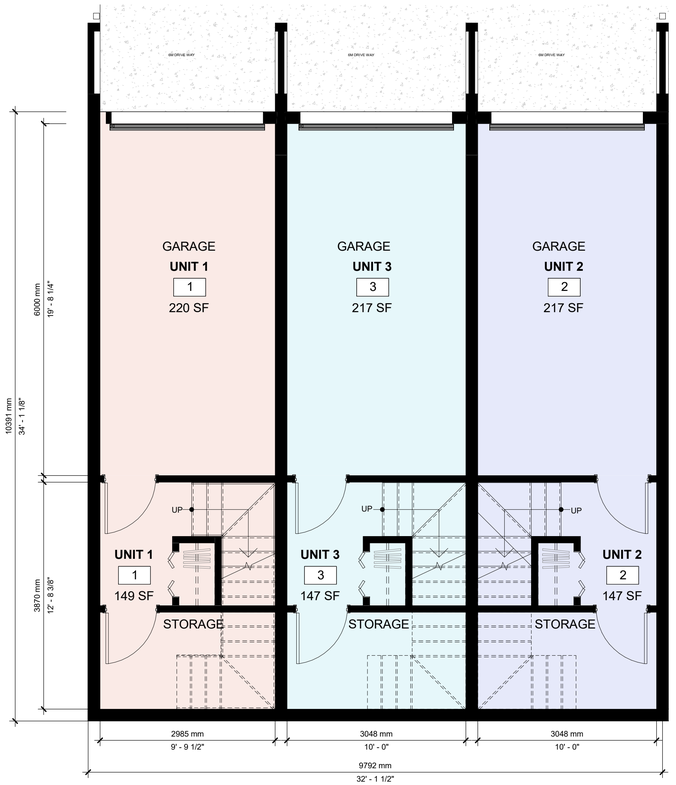
PARKING LEVEL	147 SF
FIRST FLOOR	145 SF
SECOND FLOOR	624 SF
THIRD FLOOR	624 SF
	1538 SF

UNIT 3

PARKING LEVEL	147 SF
FIRST FLOOR	961 SF
	1107 SF
	4204 SF



2 A103 FIRST FLOOR PLAN -
1/4" = 1'-0"



1 A103 PARKING LEVEL PLAN -
1/4" = 1'-0"

Chamberlain Architects Constructors Managers

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NO.	ISSUED	DATE
	CLIENT REVIEW	2025-01-15
	CLIENT REVIEW	2025-04-17
	OPA/ZBA SUBMISSION	2025-06-13

SEAL

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

FLOOR PLANS I

START DATE	APRIL 2024
DRAWN BY	CMC
CHECKED BY	JM
SCALE	1/4" = 1'-0"
PROJECT NO.	124015
DRAWING	A103

D:\1- Revit Local Files\124015 - Thorny Brae - Townhouse with stairs - sketch_mwoodcock27BRG.rvt
2025-06-12 8:56:03 AM

AREAS BASED ON 8" FOUNDATION WALLS.
NEED TO BE UPDATED TO 10" WALLS.

REFER TO A002b FOR ACCURATE UNIT AREAS.

UNIT SCHEDULE WITH GARAGE	
FLOORS	Area

UNIT 1

PARKING LEVEL	149 SF
PARKING LEVEL	220 SF
FIRST FLOOR	148 SF
SECOND FLOOR	631 SF
THIRD FLOOR	631 SF
	1779 SF

UNIT 2

PARKING LEVEL	147 SF
PARKING LEVEL	217 SF
FIRST FLOOR	145 SF
SECOND FLOOR	624 SF
THIRD FLOOR	624 SF
	1756 SF

UNIT 3

PARKING LEVEL	147 SF
PARKING LEVEL	217 SF
FIRST FLOOR	961 SF
	1324 SF
	4859 SF

UNIT SCHEDULE	
FLOORS	Area

UNIT 1

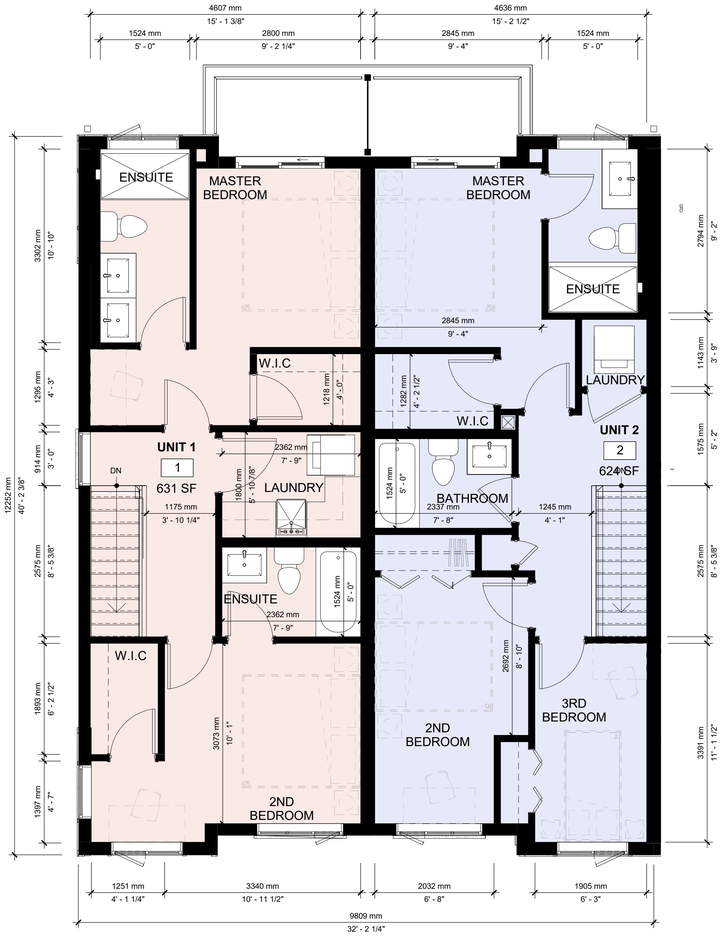
PARKING LEVEL	149 SF
FIRST FLOOR	148 SF
SECOND FLOOR	631 SF
THIRD FLOOR	631 SF
	1559 SF

UNIT 2

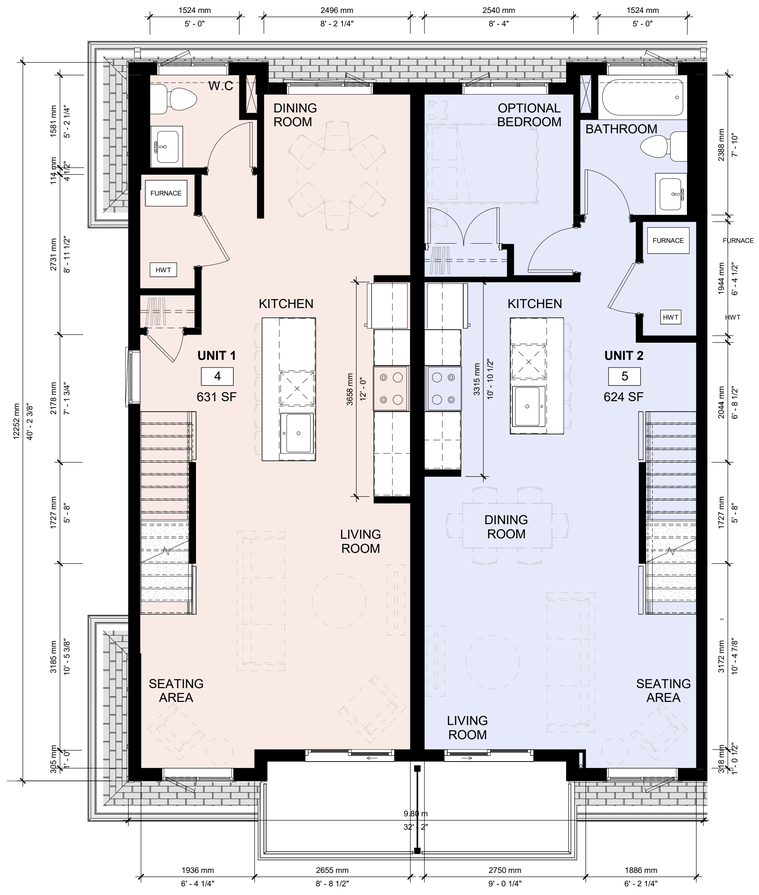
PARKING LEVEL	147 SF
FIRST FLOOR	145 SF
SECOND FLOOR	624 SF
THIRD FLOOR	624 SF
	1538 SF

UNIT 3

PARKING LEVEL	147 SF
FIRST FLOOR	961 SF
	1107 SF
	4204 SF



2 A104 THIRD FLOOR PLAN -
1/4" = 1'-0"



1 A104 SECOND FLOOR PLAN -
1/4" = 1'-0"

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NO.	ISSUED	DATE
	CLIENT REVIEW	2025-01-15
	CLIENT REVIEW	2025-04-17
	OPA/ZBA SUBMISSION	2025-06-13

SEAL

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

FLOOR PLANS II

START DATE	APRIL 2024
DRAWN BY	CMC
CHECKED BY	JM
SCALE	1/4" = 1'-0"
PROJECT NO.	124015
DRAWING	A104

D:\1 - Revit Local Files\124015 - Thorny Brae - Townhouse with stairs - sketch_mwoodcock7TBRG.rvt
2025-06-12 8:56:04 AM

EXTERIOR FINISH LEGEND

1	THINSET VENEER MASONRY (STONE)
1a	EIFS TRIM / SILL (FINISH TO BE SIM. TO CONCRETE)
2	THINSET VENEER MASONRY (RUNING BRICK)
2a	THINSET VENEER MASONRY (BRICK SOLDIER COURSE)
3	EXTERIOR INSULATION FINISH SYSTEM (RAIN SCREEN SYSTEM). DRYVIT OR SIMILAR. (LIGHT)
3b	EXTERIOR GRADE PAINT ON WOOD POST/TRIM. COLOUR TO MATCH EIFS [3] AS CLOSELY AS POSSIBLE.
4	PREFINISHED VINYL WINDOW OR DOOR. TRIM / PANEL / SASH. (BLACK)
4a	PROVIDE FACTORY SEALED GLAZING UNIT. SEE WINDOW/DOOR SCHEDULE & NOTES FOR MORE INFORMATION.
5	PREFINISHED METAL / FLASHING / TRIM. COLOUR TO MATCH EIFS [3] AS CLOSELY AS POSSIBLE
6	ASPHALT ROOFING SHINGLES
8	CEMENT FACED RIGID INSULATION

NOTE: SEE BLOCK ELEVATIONS (A200) FOR ELEVATION AT EACH FULL BUILDING.

2 / A202 REAR ELEVATION (1-11)
1/4" = 1'-0"

1 / A202 FRONT ELEVATION (1-11)
1/4" = 1'-0"

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4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
	CLIENT REVIEW	2025-01-15
	OPA/ZBA SUBMISSION	2025-06-13

SEAL

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME

EXTERIOR ELEVATIONS - FRONT/REAR TYPICAL

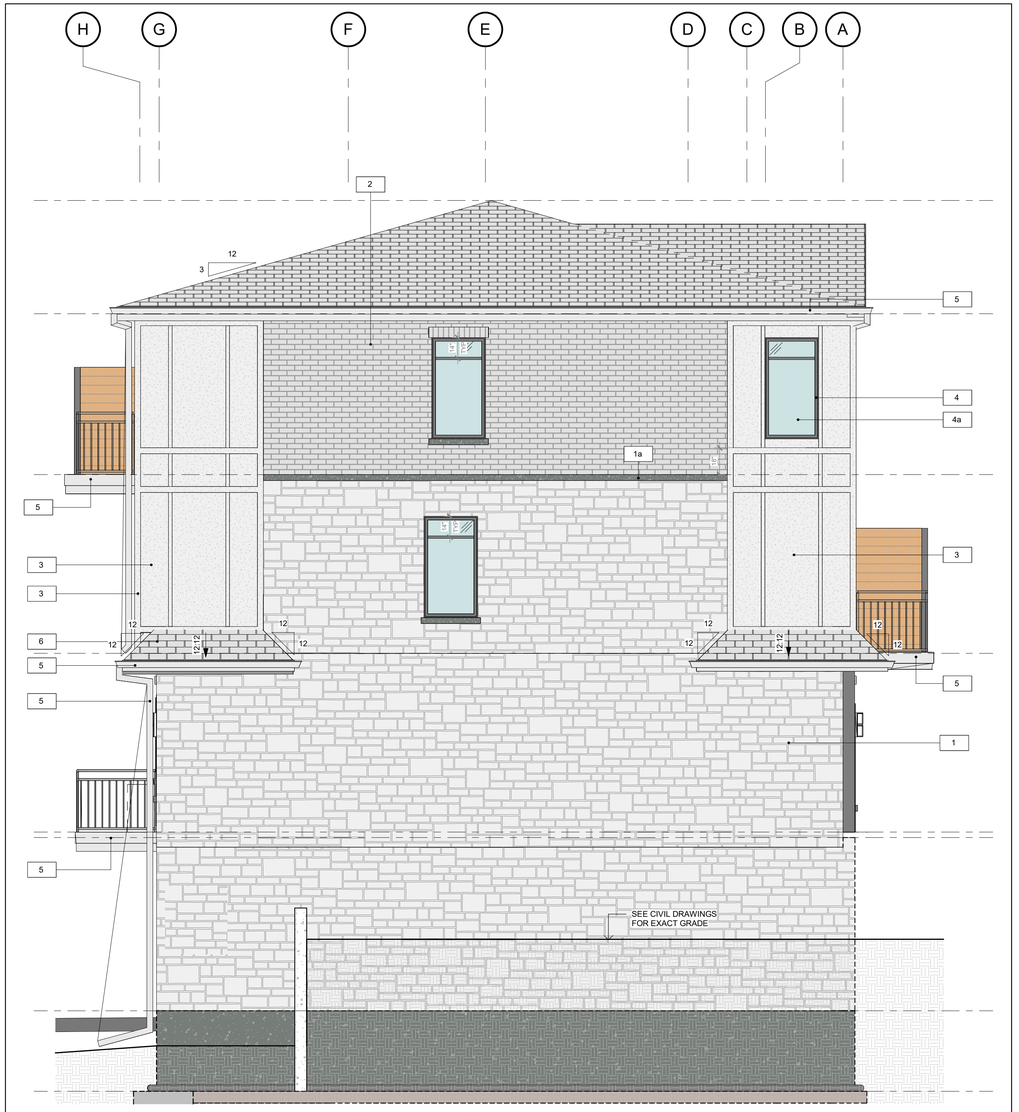
START DATE	APRIL 2024
DRAWN BY	MC
CHECKED BY	JM
SCALE	1/4" = 1'-0"
PROJECT NO.	124015
DRAWING	A202

D:\1 - Revit Local Files\124015 - Thorny Brae - Townhouse with stairs - sketch_mwoodcock7TBRSG.rvt
2025-06-12 8:56:06 AM

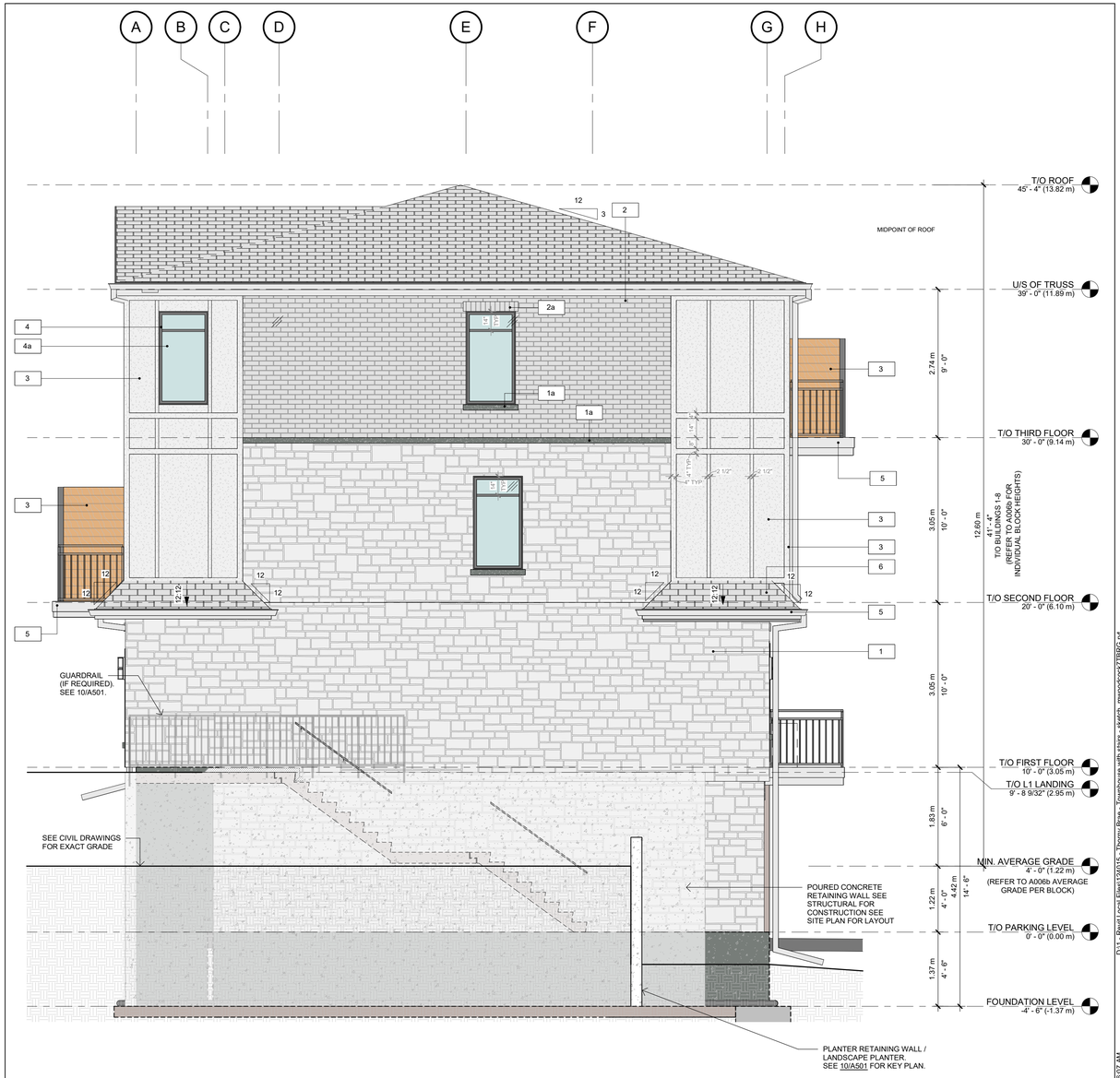
EXTERIOR FINISH LEGEND

	1	THINSET VENEER MASONRY (STONE)
	1a	EIFS TRIM / SILL (FINISH TO BE SIM. TO CONCRETE)
	2	THINSET VENEER MASONRY (RUNING BRICK)
	2a	THINSET VENEER MASONRY (BRICK SOLDIER COURSE)
	3	EXTERIOR INSULATION FINISH SYSTEM (RAIN SCREEN SYSTEM). DRYVIT OR SIMILAR. (LIGHT)
	3b	EXTERIOR GRADE PAINT ON WOOD POST/TRIM. COLOUR TO MATCH EIFS [3] AS CLOSELY AS POSSIBLE.
	4	PREFINISHED VINYL WINDOW OR DOOR. TRIM / PANEL / SASH. (BLACK)
	4a	PROVIDE FACTORY SEALED GLAZING UNIT. SEE WINDOW/DOOR SCHEDULE & NOTES FOR MORE INFORMATION.
	5	PREFINISHED METAL / FLASHING / TRIM. COLOUR TO MATCH EIFS [3] AS CLOSELY AS POSSIBLE
	6	ASPHALT ROOFING SHINGLES
	8	CEMENT FACED RIGID INSULATION

NOTE: SEE BLOCK ELEVATIONS (A200) FOR ELEVATION AT EACH FULL BUILDING.



2 A202a SIDE ELEVATION 2 (1-11)
1/4" = 1'-0"



1 A202a SIDE ELEVATION 1 (1-11)
1/4" = 1'-0"

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

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CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
	CLIENT REVIEW	2025-01-15
	OPA/ZBA SUBMISSION	2025-06-13

SEAL

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

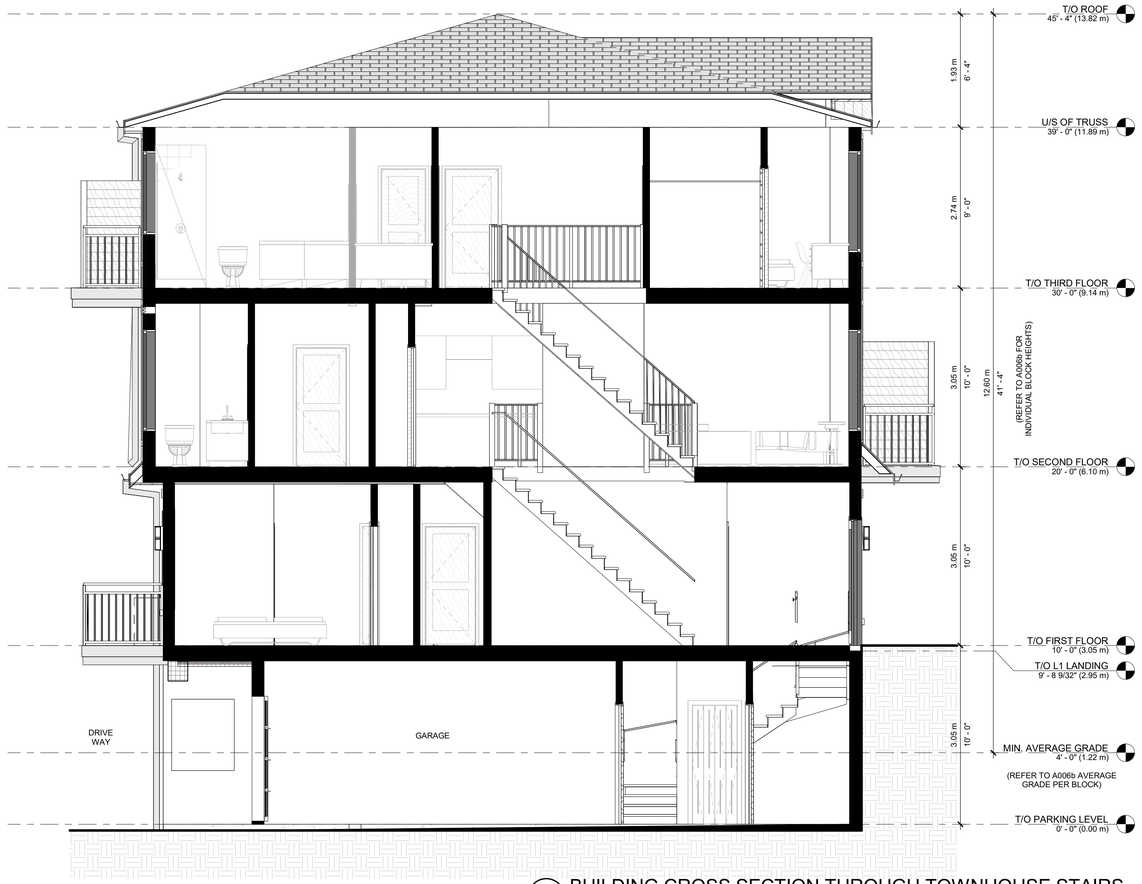
SHEET NAME

EXTERIOR ELEVATIONS - SIDE TYPICAL

START DATE	APRIL 2024
DRAWN BY	MC
CHECKED BY	JM
SCALE	1/4" = 1'-0"
PROJECT NO.	124015
DRAWING	A202a

D:\1- Revit Local Files\124015 - Thorny Brae - Townhouse with stairs - sketch_mwoodcock.rvt

2025-06-12 8:56:07 AM



1 / A301 BUILDING CROSS SECTION THROUGH TOWNHOUSE STAIRS
1/4" = 1'-0"

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Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
	OPA/ZBA SUBMISSION	2025-06-13

SEAL

THORNY BRAE

1765, 1775 THORNY BRAE PLACE
MISSISSAUGA, ON

SHEET NAME
BUILDING CROSS SECTION THROUGH TOWNHOUSE STAIRS

START DATE	APRIL 2024
DRAWN BY	MW
CHECKED BY	CMC
SCALE	1/4" = 1'-0"
PROJECT NO.	124015
DRAWING	A301

D:\1 - Revit Local Files\124015 - Thorny Brae - Townhouse with stairs - sketch_mwoodcock7TBRG.rvt
2025-06-12 8:56:08 AM

Appendix B Traffic Data and Calculations

Environmental Noise Assessment

1775 Thorny Brae Place, Mississauga, ON

Mississauga Road Properties

SLR Project No.: 241.032040.00001

June 26, 2025

NOISE REPORT FOR PROPOSED DEVELOPMENT

Date: 28/Jan/25

REQUESTED BY:

Name: Colin Jakubec
Company: SLR Consulting
Fax# (416) 947-0907

PREPARED BY:

Name: Humza Dar
Tel#: N/A

Location: Mississauga Rd and Eglinton Ave W

ID# 641

ON SITE TRAFFIC DATA

Specific	*Street Names*				
	Miss. Rd North of Intersection	Miss. Rd South of Intersection	Eglinton Ave East of Intersection	Eglinton Ave West of Intersection	
AADT:	11900	11200	68300	56300	
# of Lanes:	2 lanes	2 lanes	6 lanes	6 lanes	
% Trucks:	5%	4%	3%	3%	
Medium/Heavy Truck Ratio:	55/45	55/45	55/45	55/45	
Day/Night Split:	90/10	90/10	90/10	90/10	
Posted Speed Limit:	50km/h	50km/h	60km/h	60km/h	
Gradient of Road:	2%	2%	2%	2%	
Ultimate R.O.W.:	26m	26m	45m	45m	

Comments: Ultimate Traffic Only (2041)

O R N A M E N T - Sound Power Emissions & Source Heights

Ontario Road Noise Analysis Method for Environment and Transportation

Road Segment ID	Roadway Name	Link Description	Speed (kph)	Period (h)	Percentage of Daily Traffic	Total Traffic Volumes	Period Traffic Volumes	Auto %	Med %	Hvy %	Auto	Med	Heavy
Daytime													
MRNI_Avg_D	Mississauga Road - North of Intersection	Daytime Impacts	50	16	90%	11900	10710	94.9%	2.8%	2.3%	10164	300	246
MRSI_Avg_D	Mississauga Road - South of Intersection	Daytime Impacts	50	16	90%	11200	10080	96.0%	2.2%	1.8%	9677	222	181
EAEI_Avg_D	Eglinton Ave West - East of Intersection Eastbound	Daytime Impacts	60	16	90%	34150	30735	96.9%	1.7%	1.4%	29782	522	430
EAEI_Avg_D	Eglinton Ave West - East of Intersection Westbound	Daytime Impacts	60	16	90%	34150	30735	96.9%	1.7%	1.4%	29782	522	430
EAWI_Avg_D	Eglinton Ave West - West of Intersection Eastbound	Daytime Impacts	60	16	90%	28150	25335	96.9%	1.7%	1.4%	24550	431	355
EAWI_Avg_D	Eglinton Ave West - West of Intersection Westbound	Daytime Impacts	60	16	90%	28150	25335	96.9%	1.7%	1.4%	24550	431	355
Nightime													
MRNI_Avg_D	Mississauga Road - North of Intersection	Nighttime Impacts	50	8	10%	11900	1190	94.9%	2.8%	2.3%	1129	33	27
MRSI_Avg_D	Mississauga Road - South of Intersection	Nighttime Impacts	50	8	10%	11200	1120	96.0%	2.2%	1.8%	1075	25	20
EAEI_Avg_D	Eglinton Ave West - East of Intersection Eastbound	Nighttime Impacts	60	8	10%	34150	3415	96.9%	1.7%	1.4%	3309	58	48
EAEI_Avg_D	Eglinton Ave West - East of Intersection Westbound	Nighttime Impacts	60	8	10%	34150	3415	96.9%	1.7%	1.4%	3309	58	48
EAWI_Avg_D	Eglinton Ave West - West of Intersection Eastbound	Nighttime Impacts	60	8	10%	28150	2815	96.9%	1.7%	1.4%	2728	48	39
EAWI_Avg_D	Eglinton Ave West - West of Intersection Westbound	Nighttime Impacts	60	8	10%	28150	2815	96.9%	1.7%	1.4%	2728	48	39

Summary of Required Composite Window STCs

Building	Non-Glazing Veneer	Glazing		
		Daytime	Night-time	Report Rating
		Road	Road	
Block 1 North Bedroom	38	23	22	OBC (23)
Block 1 West Bedroom	38	22	21	OBC (22)
Block 2 North Bedroom	38	28	25	OBC (28)
Block 2 East Bedroom	38	21	20	OBC (21)
Block 2 West Bedroom	38	22	21	OBC (22)
Block 3 North Bedroom	38	26	25	OBC (26)
Block 3 East Bedroom	38	22	20	OBC (22)
Block 3 West Bedroom	38	22	20	OBC (22)
Block 4 North Bedroom	38	26	25	OBC (26)
Block 4 East Bedroom	38	21	20	OBC (21)
Block 4 West Bedroom	38	20	18	OBC (20)
Block 5 North Bedroom	38	26	23	OBC (26)
Block 5 East Bedroom	38	22	20	OBC (22)
Block 5 West Bedroom	38	20	18	OBC (20)
Block 1 North Living Room	38	27	20	OBC (27)
Block 1 West Living Room	38	25	19	OBC (25)
Block 2 North Living Room	38	30	22	30
Block 2 East Living Room	38	24	18	OBC (24)
Block 2 West Living Room	38	25	19	OBC (25)
Block 3 North Living Room	38	29	22	OBC (29)
Block 3 East Living Room	38	25	18	OBC (25)
Block 3 West Living Room	38	25	18	OBC (25)
Block 4 North Living Room	38	29	22	OBC (29)
Block 4 East Living Room	38	24	18	OBC (24)
Block 4 West Living Room	38	23	17	OBC (23)
Block 5 North Living Room	38	29	21	OBC (29)
Block 5 East Living Room	38	25	18	OBC (25)
Block 5 West Living Room	38	23	17	OBC (23)

Appendix C STAMSON Validation File

Environmental Noise Assessment

1775 Thorny Brae Place, Mississauga, ON

Mississauga Road Properties

SLR Project No.: 241.032040.00001

June 26, 2025

STAMSON 5.0 NORMAL REPORT Date: 24-02-2025 11:33:09
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: 1775th.te Time Period: 16 hours
Description: STAMSON vs CadnaA

Road data, segment # 1: Mississauga

Car traffic volume : 10164 veh/TimePeriod
Medium truck volume : 300 veh/TimePeriod
Heavy truck volume : 246 veh/TimePeriod
Posted speed limit : 50 km/h
Road gradient : 0 %
Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 1: Mississauga

Angle1 Angle2 : 0.00 deg 70.00 deg
Wood depth : 0 (No woods.)
No of house rows : 1
House density : 20 %
Surface : 2 (Reflective ground surface)
Receiver source distance : 141.00 m
Receiver height : 1.50 m
Topography : 1 (Flat/gentle slope; no barrier)
Reference angle : 0.00

↟
Road data, segment # 2: Eglinton EB

Car traffic volume : 29782 veh/TimePeriod
Medium truck volume : 522 veh/TimePeriod
Heavy truck volume : 430 veh/TimePeriod
Posted speed limit : 60 km/h
Road gradient : 0 %
Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 2: Eglinton EB

Angle1 Angle2 : -90.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0
Surface : 2 (Reflective ground surface)
Receiver source distance : 17.00 m
Receiver height : 1.50 m
Topography : 1 (Flat/gentle slope; no barrier)
Reference angle : 0.00

↟

Road data, segment # 3: Eglinton EB

Car traffic volume : 29782 veh/TimePeriod
Medium truck volume : 522 veh/TimePeriod
Heavy truck volume : 430 veh/TimePeriod
Posted speed limit : 60 km/h
Road gradient : 0 %
Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 3: Eglinton EB

Angle1 Angle2 : -90.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0
Surface : 2 (Reflective ground surface)
Receiver source distance : 33.00 m
Receiver height : 1.50 m
Topography : 1 (Flat/gentle slope; no barrier)
Reference angle : 0.00

↑
Results segment # 1: Mississauga

Source height = 1.23 m

ROAD (0.00 + 50.11 + 0.00) = 50.11 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
0	70	0.00	64.83	0.00	-9.73	-4.10	0.00	-0.88	0.00	50.11

Segment Leq : 50.11 dBA

↑
Results segment # 2: Eglinton EB

Source height = 1.09 m

ROAD (0.00 + 69.37 + 0.00) = 69.37 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-90	90	0.00	69.91	0.00	-0.54	0.00	0.00	0.00	0.00	69.37

Segment Leq : 69.37 dBA

↑
Results segment # 3: Eglinton EB

Source height = 1.09 m

ROAD (0.00 + 66.49 + 0.00) = 66.49 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-90	90	0.00	69.91	0.00	-3.42	0.00	0.00	0.00	0.00	66.49

Segment Leq : 66.49 dBA

Total Leq All Segments: 71.21 dBA

TOTAL Leq FROM ALL SOURCES: 71.21

MISSISSAUGA ROAD PROPERTIES	True North	Scale: 1:1000	METRES	SLR
1775 THORNY BRAE PLACE - MISSISSAUGA, ONTARIO		Date: June 2025 Rev 0.0	Figure No. **C.1**	
CADNA/A VS STAMSON VALIDATION		Project No. 241.032040.00001		

Appendix D Warning Clause, Ventilation and Mitigation Summary

Environmental Noise Assessment

1775 Thorny Brae Place, Mississauga, ON

Mississauga Road Properties

SLR Project No.: 241.032040.00001

June 26, 2025

Summary of Mitigation Measures and Warning Clauses

Warning Clauses

Warning Clauses may be used individually or in combination. The following Warning Clauses should be included in agreements registered on Title for the residential units, and included in all agreements of purchase and sale or lease, and all rental agreements:

Transportation Sources (Road)

MECP Type A Warning Clause (Blocks 5 and 11)

“Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road and rail traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.”

MECP Type B Warning Clause (Blocks 3 and 4)

“Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road and rail traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.”

MECP Type C Warning Clause (Blocks 7, 8, 9, 10 and 11)

“This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.”

MECP Type D Warning Clause (Blocks 1, 2, 3, 4, 5 and 6)

“This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.”

Industrial Sources

MECP Type E Warning Clause (All Residential Units)

“Purchasers/tenants are advised that due to the proximity of adjacent industries, noise from these facilities may at times be audible.”

Appendix E Stationary Source Modelling Information

Environmental Noise Assessment

1775 Thorny Brae Place, Mississauga, ON

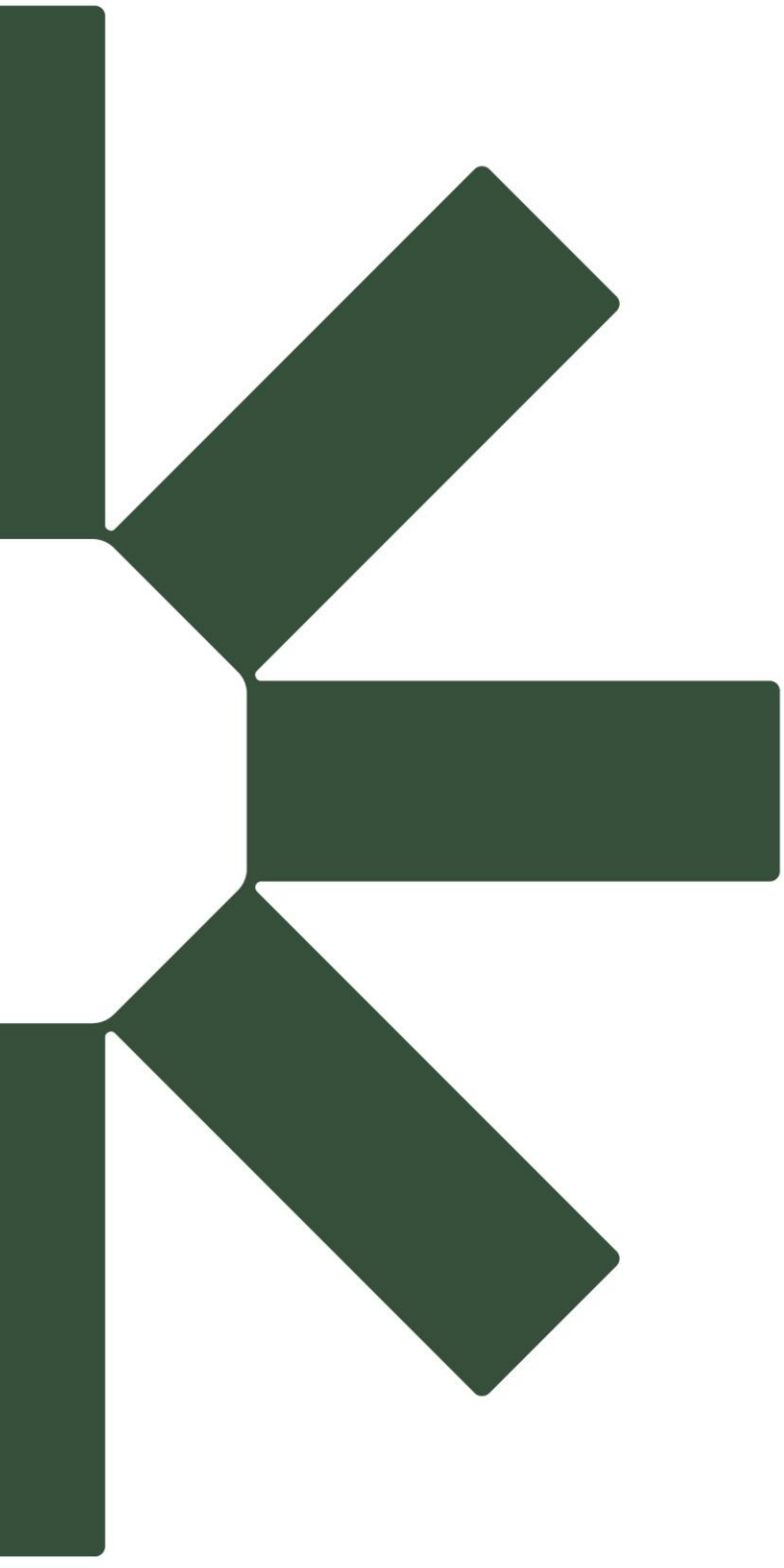
Mississauga Road Properties

SLR Project No.: 241.032040.00001

June 26, 2025

Table E.1: Summary of Noise Source Sound Power Levels

Source Description	ID	Maximum Sound Power Levels (1/1 Octave Band Levels)									Total PWL (dBA)	Notes
		32 (dB)	63 (dB)	125 (dB)	250 (dB)	500 (dB)	1000 (dB)	2000 (dB)	4000 (dB)	8000 (dB)		
Ontario Food Terminal												
HVAC Unit (5 ton)	HVAC_5ton	77	80	81	81	80	78	74	70	64	83	- Based on SLR historical data - Assumed to operate continuously during day and evening with 50% duty cycle during night
HVAC Unit (10 ton)	HVAC_10ton	80	83	84	84	83	81	77	73	67	86	- Based on SLR historical data - Assumed to operate continuously during day and evening with 50% duty cycle during night
Upblast Mushroon Fan - Small	MushroomEx_Small			80	76	79	71	67	64	59	79	- Based on SLR historical data - Assumed to operate continuously during day and evening with 50% duty cycle during night



Making Sustainability Happen