

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%		26.51%
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%
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HARD LANDSCAPE			
ASPHALT	5,402.07 m²	58,147 ft²	35.4%
CURB	124.23 m²	1,337 ft²	0.81%
PLAY SURFACE	54.33 m²	585 ft²	0.36%
SIDEWALK	2,245.71 m²	24,173 ft²	14.71%
	7,826.35 m²	84,242 ft²	51.28%
SOFT LANDSCAPE			
LANDSCAPE	4,045.81 m²	43,549 ft²	26.51%
	4,045.81 m²	43,549 ft²	26.51%
	15,261.58 m²	164,274 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	538.6 m²	5,797 ft²
ACTIVE COMMUNAL AMENITY	GREEN SPACE	751.5 m²	8,089 ft²
PRIVATE AMENITY	BALCONY	302.5 m²	3,256 ft²
		1,592.5 m²	17,142 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
		2,094.4 m²	22,544 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

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

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

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

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

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

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

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

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

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



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NO.	ISSUED	DATE
6	CLIENT REVIEW	25-01-15
	OPAZBA SUBMISSION	25-06-13

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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