

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%		27.82%
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	3,531.14 m²	38,009 ft²	23.16%
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HARD LANDSCAPE			
ASPHALT	5,287.33 m²	56,912 ft²	34.68%
CURB	124.23 m²	1,337 ft²	0.81%
PLAY SURFACE	54.33 m²	585 ft²	0.36%
SIDEWALK	2,037.41 m²	21,930 ft²	13.36%
	7,503.30 m²	80,765 ft²	49.21%
SOFT LANDSCAPE			
LANDSCAPED AMENITY	124.49 m²	1,340 ft²	0.82%
LANDSCAPE	4,087.46 m²	43,997 ft²	26.81%
	4,211.95 m²	45,337 ft²	27.63%
	15,246.39 m²	164,111 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 \* 95 = 190 SPACES  
VISITOR  
0.25 VISITOR SPACES PER UNIT  
0.25 \* 95 = 23.75 (24) SPACES  
ACCESSIBLE *(FOR VISITOR PARKING ONLY; ALSO INCLUDED IN VISITOR PARKING TOTAL)*  
24 x 0.04 = 1 SPACE  
**TOTAL = 214 SPACES REQUIRED**  
*(1 ACCESSIBLE SPACE INCLUDED IN VISITOR PARKING)*

PROVIDED PARKING SCHEDULE		
TYPE	DESCRIPTION	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	190
		190
Grand total		216

AMENITY AREAS			
UNIT	TYPE	AREA (SM)	AREA (SF)
T/O GROUND FLOOR			
ACC. ACTIVE COMMUNAL AMENITY	GREEN SPACE	604.1 m²	6,502 ft²
ACTIVE COMMUNAL AMENITY	GREEN SPACE	751.5 m²	8,089 ft²
PRIVATE AMENITY	BALCONY	263.8 m²	2,839 ft²
		1,619.3 m²	17,430 ft²
T/O SECOND FLOOR			
PRIVATE AMENITY	BALCONY	213.7 m²	2,301 ft²
		213.7 m²	2,301 ft²
T/O THIRD FLOOR			
PRIVATE AMENITY	BALCONY	215.5 m²	2,319 ft²
		215.5 m²	2,319 ft²
		2,048.5 m²	22,050 ft²

UNIT COUNT		
TYPE	COUNT	% (BY COUNT)
BUNGALOW	29	33%
TOWNHOUSE	58	67%
Grand total	87	100%
<b>STACKED UNIT MIX</b>		
BUNGALOW	TOWNHOUSE	
18 END UNITS	4 END UNITS	
11 MID UNITS	4 MID UNITS	
TOWNHOUSE		
18 END UNITS		
40 MID UNITS		
GFA		
TYPE	AREA (SM)	AREA (SF)
BUNGALOW	3,020 m²	32,512 ft²
TOWNHOUSE	8,418 m²	90,611 ft²
TRADITIONAL TOWNHOUSE	1,763 m²	18,973 ft²
Grand total	13,201 m²	142,095 ft²
TYPICAL TRADITIONAL TOWNHOUSE AREA		
UNIT TYPE	AREA (SM)	AREA (SF)
T/O GROUND FLOOR	68.6 m²	738 ft²
T/O SECOND FLOOR	75.9 m²	817 ft²
T/O THIRD FLOOR	75.9 m²	817 ft²
	220.3 m²	2,372 ft²

TYPICAL BUNGALOW AREA		
UNIT TYPE	AREA (SM)	AREA (SF)
T/O GROUND FLOOR	90.4 m²	973 ft²
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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	58.8 m²	633 ft²
	131.4 m²	1,414 ft²

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UNIT AREAS (BY BLOCK)			
UNIT	TYPE	AREA (SM)	AREA (SF)
BLOCK 1			
UNIT 101	TRADITIONAL TOWNHOUSE	220.3 m²	2,372 ft²
UNIT 102	TRADITIONAL TOWNHOUSE	220.3 m²	2,372 ft²
UNIT 103	TRADITIONAL TOWNHOUSE	220.3 m²	2,371 ft²
UNIT 104	TRADITIONAL TOWNHOUSE	220.3 m²	2,371 ft²
		881.3 m²	9,486 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	TRADITIONAL TOWNHOUSE	220.3 m²	2,372 ft²
UNIT 1702	TRADITIONAL TOWNHOUSE	220.3 m²	2,372 ft²
UNIT 1703	TRADITIONAL TOWNHOUSE	220.3 m²	2,372 ft²
UNIT 1704	TRADITIONAL TOWNHOUSE	220.3 m²	2,372 ft²
		881.3 m²	9,487 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

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 AREAS (BY BLOCK)			
UNIT	TYPE	AREA (SM)	AREA (SF)
UNIT 2601			
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
		13,201.1 m²	142,095 ft²

GRAND TOTAL: 95 UNITS



Chamberlain Architect Services Limited