## **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 STATISTIC	CS	
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDINGS			
PROPOSED BUILDING	3,531.14 m <sup>2</sup>	38,009 ft <sup>2</sup>	23.16%
	3,531.14 m <sup>2</sup>	38,009 ft <sup>2</sup>	23.16%
HARD LANDSCAPE			
ASPHALT	5,287.33 m <sup>2</sup>	56,912 ft <sup>2</sup>	34.68%
CURB	124.23 m²	1,337 ft <sup>2</sup>	0.81%
PLAY SURFACE	54.33 m <sup>2</sup>	585 ft²	0.36%
SIDEWALK	2,037.41 m <sup>2</sup>	21,930 ft <sup>2</sup>	13.36%
•	7,503.30 m <sup>2</sup>	80,765 ft <sup>2</sup>	49.21%
SOFT LANDSCAPE			
LANDSCAPED AMENITY	124.49 m²	1,340 ft²	0.82%
LANDSCAPE	4,087.46 m <sup>2</sup>	43,997 ft <sup>2</sup>	26.81%
	4,211.95 m <sup>2</sup>	45,337 ft <sup>2</sup>	27.63%
	15,246.39 m <sup>2</sup>	164,111 ft²	100%
OVERALL SITE	15,261.62 m <sup>2</sup>	164,275 ft <sup>2</sup>	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

			190
Grand total			216
AMENI	TY AREAS		
UNIT	TYPE	AREA (SM)	AREA (SF)
T/O GROUND FLOOR			
ACC. ACTIVE COMMUNAL AMENITY	GREEN SPACE	604.1 m <sup>2</sup>	6,502 ft <sup>2</sup>
ACTIVE COMMUNAL AMENITY	GREEN SPACE	751.5 m <sup>2</sup>	8,089 ft <sup>2</sup>
PRIVATE AMENITY	BALCONY	263.8 m <sup>2</sup>	2,839 ft <sup>2</sup>
		1,619.3 m <sup>2</sup>	17,430 ft <sup>2</sup>
T/O SECOND FLOOR			
PRIVATE AMENITY	BALCONY	213.7 m <sup>2</sup>	2,301 ft <sup>2</sup>
		213.7 m <sup>2</sup>	2,301 ft <sup>2</sup>
T/O THIRD FLOOR			
PRIVATE AMENITY	BALCONY	215.5 m <sup>2</sup>	2,319 ft <sup>2</sup>
		215.5 m <sup>2</sup>	2,319 ft <sup>2</sup>
		2,048.5 m <sup>2</sup>	22,050 ft <sup>2</sup>

			UNIT COUNT	
-	TYPE		COUNT	% (BY COUNT)
_	BUNGALOW	29		33%
	TOWNHOUSE	58		67%
_	Grand total	87		100%
	STACKED UNIT MIX		TRADITIONAL TO	WNHOUSE MIX
	BUNGALOW 18 END UNITS 11 MID UNITS		TOWNHOUSE 4 END UNITS 4 MID UNITS	
7	TOWNHOUSE 18 END UNITS 40 MID UNITS			

GFA		
TYPE	AREA (SM)	AREA (SF)
BUNGALOW	3,020 m <sup>2</sup>	32,512 ft <sup>2</sup>
TOWNHOUSE	8,418 m²	90,611 ft <sup>2</sup>
TRADITIONAL TOWNHOUSE	1,763 m²	18,973 ft²
Grand total	13,201 m²	142,095 ft <sup>2</sup>

TYPICAL	. TRADITIONAL TOWNHO	USE AREA
UNIT TYPE	AREA (SM)	AREA (SF)
T/O GROUND FLOOR	68.6 m <sup>2</sup>	738 ft <sup>2</sup>
T/O SECOND FLOOR	75.9 m <sup>2</sup>	817 ft <sup>2</sup>
T/O THIRD FLOOR	75.9 m <sup>2</sup>	817 ft <sup>2</sup>
	220.3 m <sup>2</sup>	2,372 ft <sup>2</sup>

Т	YPICAL BUNGALOW ARE	EA
UNIT TYPE	AREA (SM)	AREA (SF)
T/O GROUND FLOOR	90.4 m <sup>2</sup>	973 ft <sup>2</sup>
	90.4 m <sup>2</sup>	973 ft <sup>2</sup>

TYPICAL TOWNHOUSE AREA			
UNIT TYPE	AREA (SM)	AREA (SF)	
T/O GROUND FLOOR	13.7 m <sup>2</sup>	147 ft²	
T/O SECOND FLOOR	58.8 m <sup>2</sup>	633 ft <sup>2</sup>	
T/O THIRD FLOOR	58.8 m <sup>2</sup>	633 ft²	
	131.4 m²	1,414 ft²	

	UNIT AREAS (BY BLOC	CK)	
UNIT	TYPE	AREA (SM)	AREA (SF)
	1		
BLOCK 1		0000	0.070.63
JNIT 101 JNIT 102	TRADITIONAL TOWNHOUSE	220.3 m <sup>2</sup>	2,372 ft <sup>2</sup>
UNIT 102 UNIT 103	TRADITIONAL TOWNHOUSE TRADITIONAL TOWNHOUSE	220.3 m <sup>2</sup> 220.3 m <sup>2</sup>	2,372 ft <sup>2</sup> 2,371 ft <sup>2</sup>
JNIT 103 JNIT 104	TRADITIONAL TOWNHOUSE	220.3 m <sup>2</sup>	2,371 ft <sup>2</sup>
51111 101	THE CONTROL OF THE CO	881.3 m <sup>2</sup>	9,486 ft <sup>2</sup>
BLOCK 2		1010	10150
JNIT 301	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft²
JNIT 302 JNIT 303	TOWNHOUSE TOWNHOUSE	145.1 m <sup>2</sup> 145.2 m <sup>2</sup>	1,562 ft <sup>2</sup>
JNIT 401	BUNGALOW	143.2 m <sup>2</sup>	1,121 ft <sup>2</sup>
JNIT 402	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
JNIT 403	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
JNIT 501	BUNGALOW	104.2 m²	1,121 ft <sup>2</sup>
JNIT 502	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
JNIT 503	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
JNIT 601	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft²
JNIT 602	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
JNIT 603	TOWNHOUSE	145.2 m <sup>2</sup>	1,563 ft <sup>2</sup>
JNIT 701 JNIT 702	BUNGALOW TOWNHOUSE	104.2 m <sup>2</sup> 145.2 m <sup>2</sup>	1,121 ft <sup>2</sup>
JNIT 702 JNIT 703	TOWNHOUSE	145.2 m <sup>2</sup>	1,562 ft <sup>2</sup> 1,562 ft <sup>2</sup>
ZINI 100	I OVVINI IOOOL	1,972.1 m <sup>2</sup>	
BLOCK 3		,	
JNIT 801	BUNGALOW	104.2 m²	1,121 ft²
JNIT 802	TOWNHOUSE	145.2 m²	1,563 ft²
JNIT 803	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
JNIT 901	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft²
JNIT 902 JNIT 903	TOWNHOUSE TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
JNIT 903 JNIT 1001	BUNGALOW	145.1 m <sup>2</sup> 104.2 m <sup>2</sup>	1,562 ft <sup>2</sup> 1,121 ft <sup>2</sup>
JNIT 1001 JNIT 1002	TOWNHOUSE	145.1 m <sup>2</sup>	1,121 ft <sup>2</sup>
JNIT 1002 JNIT 1003	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
	1	1,183.3 m <sup>2</sup>	12,737 ft²
BLOCK 4			
JNIT 1101	BUNGALOW	104.2 m²	1,121 ft²
JNIT 1102	TOWNHOUSE	145.2 m²	1,563 ft <sup>2</sup>
JNIT 1103	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft²
JNIT 1201	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft <sup>2</sup>
JNIT 1202	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft²
JNIT 1203 JNIT 1301	TOWNHOUSE BUNGALOW	145.2 m <sup>2</sup>	1,562 ft <sup>2</sup> 1,121 ft <sup>2</sup>
JNIT 1301 JNIT 1302	TOWNHOUSE	145.1 m <sup>2</sup>	1,121 ft 1,562 ft <sup>2</sup>
JNIT 1302 JNIT 1303	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
		1,183.3 m²	12,737 ft²
BLOCK 5			T
UNIT 1401	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft²
JNIT 1402	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft²
JNIT 1403 JNIT 1501	TOWNHOUSE BUNGALOW	145.2 m <sup>2</sup> 104.2 m <sup>2</sup>	1,562 ft <sup>2</sup> 1,121 ft <sup>2</sup>
JNIT 1501 JNIT 1502	TOWNHOUSE	145.1 m <sup>2</sup>	1,121 ft <sup>2</sup>
JNIT 1502 JNIT 1503	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
JNIT 1601	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft <sup>2</sup>
JNIT 1602	TOWNHOUSE	145.2 m <sup>2</sup>	1,562 ft <sup>2</sup>
JNIT 1603	TOWNHOUSE	145.1 m²	1,562 ft²
		1,183.3 m <sup>2</sup>	12,737 ft <sup>2</sup>
BLOCK 6	TDADITIONAL TOWARDON	000 0 3	0.070.63
JNIT 1701 JNIT 1702	TRADITIONAL TOWNHOUSE TRADITIONAL TOWNHOUSE	220.3 m <sup>2</sup> 220.3 m <sup>2</sup>	2,372 ft <sup>2</sup> 2,372 ft <sup>2</sup>
JNIT 1702 JNIT 1703	TRADITIONAL TOWNHOUSE	220.3 m <sup>2</sup> 220.3 m <sup>2</sup>	2,372 ft <sup>2</sup>
JNIT 1703 JNIT 1704	TRADITIONAL TOWNHOUSE	220.3 m <sup>2</sup>	2,372 ft <sup>2</sup>
11UT		881.3 m <sup>2</sup>	9,487 ft <sup>2</sup>
BLOCK 7			
JNIT 1901	BUNGALOW	104.2 m²	1,121 ft²
JNIT 1902	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
JNIT 1903	TOWNHOUSE	145.2 m²	1,562 ft²
JNIT 2001	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft²
JNIT 2002	TOWNHOUSE	145.2 m <sup>2</sup>	1,563 ft²
JNIT 2003	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
JNIT 2101	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft <sup>2</sup>
JNIT 2102 JNIT 2103	TOWNHOUSE TOWNHOUSE	145.2 m <sup>2</sup>	1,562 ft <sup>2</sup>
ZIVII & 1UJ	I OVVINI IOOOL	1,183.3 m <sup>2</sup>	12,737 ft <sup>2</sup>
BLOCK 8		, . 2010 111	, <b>.</b>
JNIT 2201	BUNGALOW	104.2 m²	1,121 ft²
JNIT 2202	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
JNIT 2203	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
JNIT 2301	BUNGALOW	104.2 m²	1,121 ft²
JNIT 2302	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
JNIT 2303	TOWNHOUSE	145.1 m²	1,562 ft²
		101 2 m2	1,121 ft <sup>2</sup>
	BUNGALOW	104.2 m <sup>2</sup>	· ·
JNIT 2401 JNIT 2402 JNIT 2403	BUNGALOW TOWNHOUSE TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>

BLOCK 9 UNIT 2501

UNIT 2502

UNIT 2503

BUNGALOW

TOWNHOUSE

TOWNHOUSE

104.2 m<sup>2</sup> 1,121 ft<sup>2</sup> 145.1 m<sup>2</sup> 1,562 ft<sup>2</sup>

145.2 m<sup>2</sup> 1,562 ft<sup>2</sup>

	UNIT AREAS (BY B	SLOCK)	
UNIT	TYPE	AREA (SM)	AREA (SF
UNIT 2601	BUNGALOW	104.2 m²	1,121 ft²
UNIT 2602	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
UNIT 2603	TOWNHOUSE	145.2 m <sup>2</sup>	1,562 ft <sup>2</sup>
UNIT 2701	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft <sup>2</sup>
UNIT 2702	TOWNHOUSE	145.2 m <sup>2</sup>	1,562 ft <sup>2</sup>
UNIT 2703	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
		1,183.3 m <sup>2</sup>	12,737 ft <sup>2</sup>
BLOCK 10		·	•
UNIT 2801	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft²
UNIT 2802	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
UNIT 2803	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
UNIT 2901	BUNGALOW	104.2 m²	1,121 ft <sup>2</sup>
UNIT 2902	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
UNIT 2903	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
UNIT 3001	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft <sup>2</sup>
UNIT 3002	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
UNIT 3003	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
		1,183.3 m <sup>2</sup>	12,737 ft <sup>2</sup>
BLOCK 11			
UNIT 3101	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft <sup>2</sup>
UNIT 3102	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
UNIT 3103	TOWNHOUSE	145.2 m <sup>2</sup>	1,562 ft <sup>2</sup>
UNIT 3201	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft <sup>2</sup>
UNIT 3202	TOWNHOUSE	145.1 m <sup>2</sup>	1,562 ft <sup>2</sup>
UNIT 3203	TOWNHOUSE	145.2 m <sup>2</sup>	1,563 ft <sup>2</sup>
UNIT 3301	BUNGALOW	104.2 m <sup>2</sup>	1,121 ft <sup>2</sup>
UNIT 3302	TOWNHOUSE	145.2 m <sup>2</sup>	1,562 ft <sup>2</sup>
UNIT 3303	TOWNHOUSE	145.1 m²	1,562 ft <sup>2</sup>
		1,183.3 m²	12,737 ft <sup>2</sup>
		13,201.1 m <sup>2</sup>	142,095 ft <sup>2</sup>

GRAND TOTAL: 95 UNITS



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NO.	ISSUED	DATE
6	CLIENT REVIEW	25-01-15
	OPA/ZBA SUBMISSION	25-06-13
	OPA/ZBA SUBMISSION	25-10-15

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY
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THORNY BRAE

1765, 1775 THORNY BRAE PLACE MISSISSAUGA, ON

PROJECT STATISTICS

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