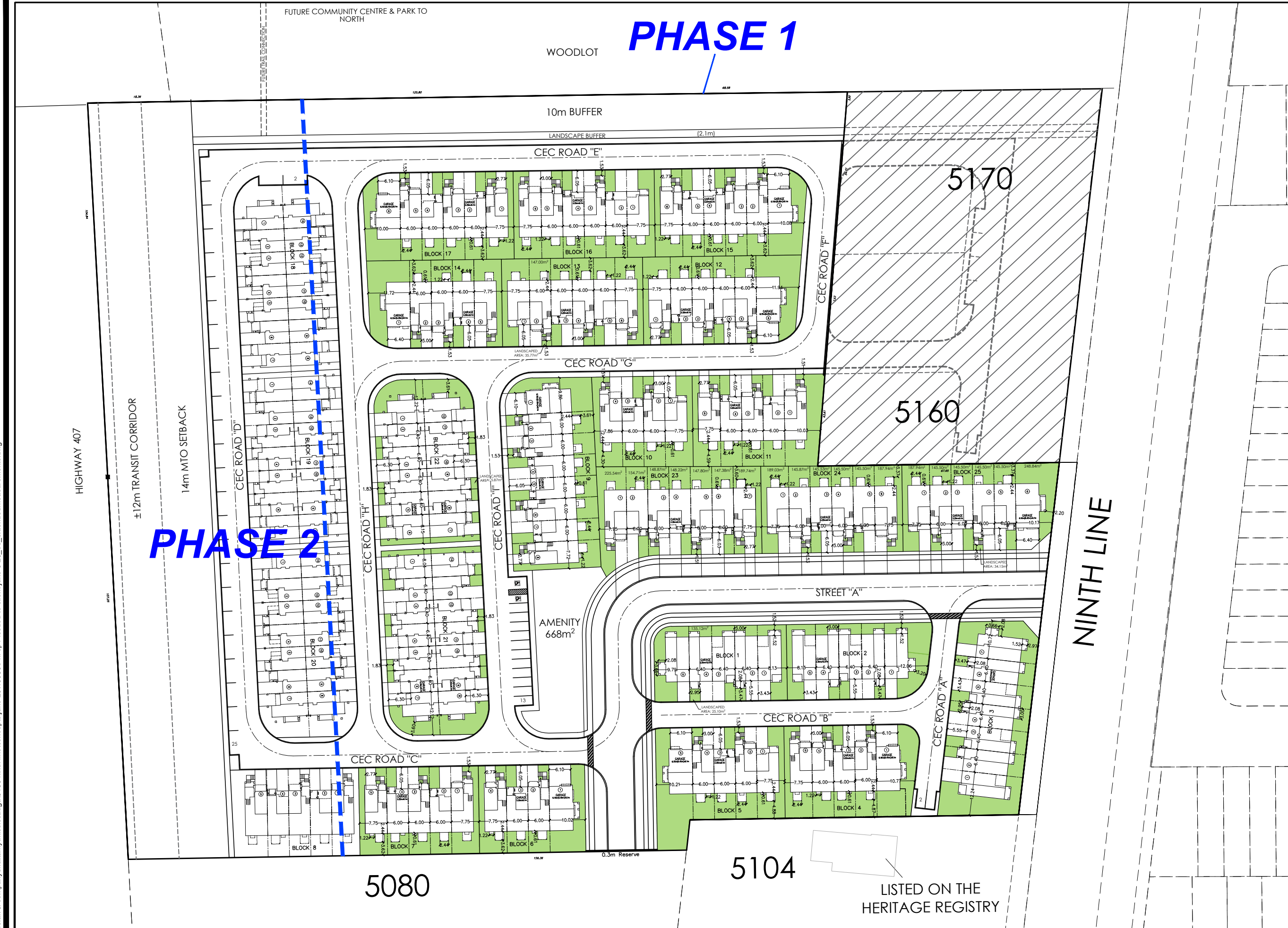


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5150 NINTH LINE

CONCEPT PLAN

Phase 1

Product Type	Phase 1	Phase 2
Dual Frontage Towns	17	0
Towns	71	5
Towns - Freehold	19	0
Back to Backs	26	42
Total	133	47

Phase 1 Total Area: ±3.18 ha
Phase 1 Developable Area: ±3.03 ha (excludes 10m Buffer and public road)
Phase 1 Density: 50.5 UPH

Phase 2 Total Area: ±0.96 ha
Phase 2 does not form part of this application

Visitor Parking Required (excluding freehold):
161 units x 0.25 spaces/unit = 41 spaces

Phase 1 Visitor Parking Provided: 15 spaces*
*Additional 27 parking spaces provided in phase 2

Area of Components for Phase 1:
Condo: 2.72 ha
Freehold: 0.31 ha

Total Landscaped Area for Phase 1:
Condo: 6,095.52 m²
Freehold: 1,094.01 m²

Smallest Landscaped Area per Unit Type:
Rear Lane towns: 25.10 m²
Townhouses: 35.77 m²
B2Bs: 5.87 m²
Freehold: 34.15 m²

Amenity Area Required (excluding freehold):
68 B2B units x 2.8 m²/unit = 190.4 m²
93 Condo townhouses x 5.6 m²/unit = 520.8 m²

Total Required: 711.2 m²
Phase 1 Required: 565.6 m²

Amenity Provided: 668 m² (4.15 m²/unit)

GFA per Unit Type:
Front Loaded Towns: 202 m² - 218 m²
Dual Fronts: 171 m² - 187 m²
B2B: 149 m² - 152 m²

Scale 1:1000
June 3, 2020

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LISTED ON THE
HERITAGE REGISTRY