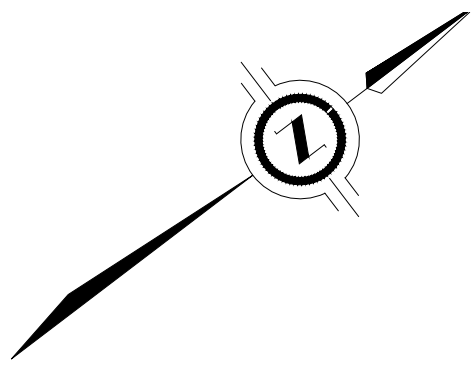




STAMP AREA

SITE STATISTICS
NET SITE AREA = 21474.51

45 DUAL FRONT + 61 STD TOWNS = 106 UNITS TOTAL
(EXCLUDING SECONDARY SUITES)

AFFORDABLE UNITS:
REQUIRED: (108-50)* 10% = 6 UNITS
PROVIDED: 6 UNITS (SECONDARY SUITES IN LOTS 18,
23, 26, 30, 32, AND 36)

CONDO SITE:

NET CONDO SITE AREA = 21,474.51sm

TYPICAL LOT AREAS (INTERIOR UNITS):
14.0m TOWNHOUSE = 192.58sm
13.0M DUAL FRONT = 176.39sm
14.0M DUAL FRONT = 191.39sm

PRIVATE AMENITY SPACE
CEC TOWNHOUSES = 30sm/unit = 1800.00sm
CEC DUAL FRONT = 5.95sm/unit = 285.60sm
TOTAL = 2085.60sm

CHILDREN'S OUTDOOR AMENITY AREA = 590.25 sm
SECONDARY AMENITY AREA = 124.08 sm
TOTAL = 714.33 sm

PRIVATE ROAD LENGTH = 446.25m

VISITOR PARKING:
REQUIRED = 106 UNITS X 0.25 = 26.50
REQUIRED BARRIER FREE (4% OF TOTAL) =1.08
PROVIDED = 25 + 2 B.F. = 27

LAND FROM TOWN TO NATIONAL = 633.28sm
LAND FROM NATIONAL TO TOWN = 570.73sm

Client
NATIONAL HOMES (1240 BRITANNIA) INC.

Project
Name

BRITANNIA ROAD
RESIDENTIAL DEVELOPMENT
CONDOMINIUM TOWNHOMES
CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL
BRITANNIA ROAD, MISSISSAUGA
PART LOTS 1-3 CON 3, PLAN 43R-3248

Date
OCTOBER 20, 2020

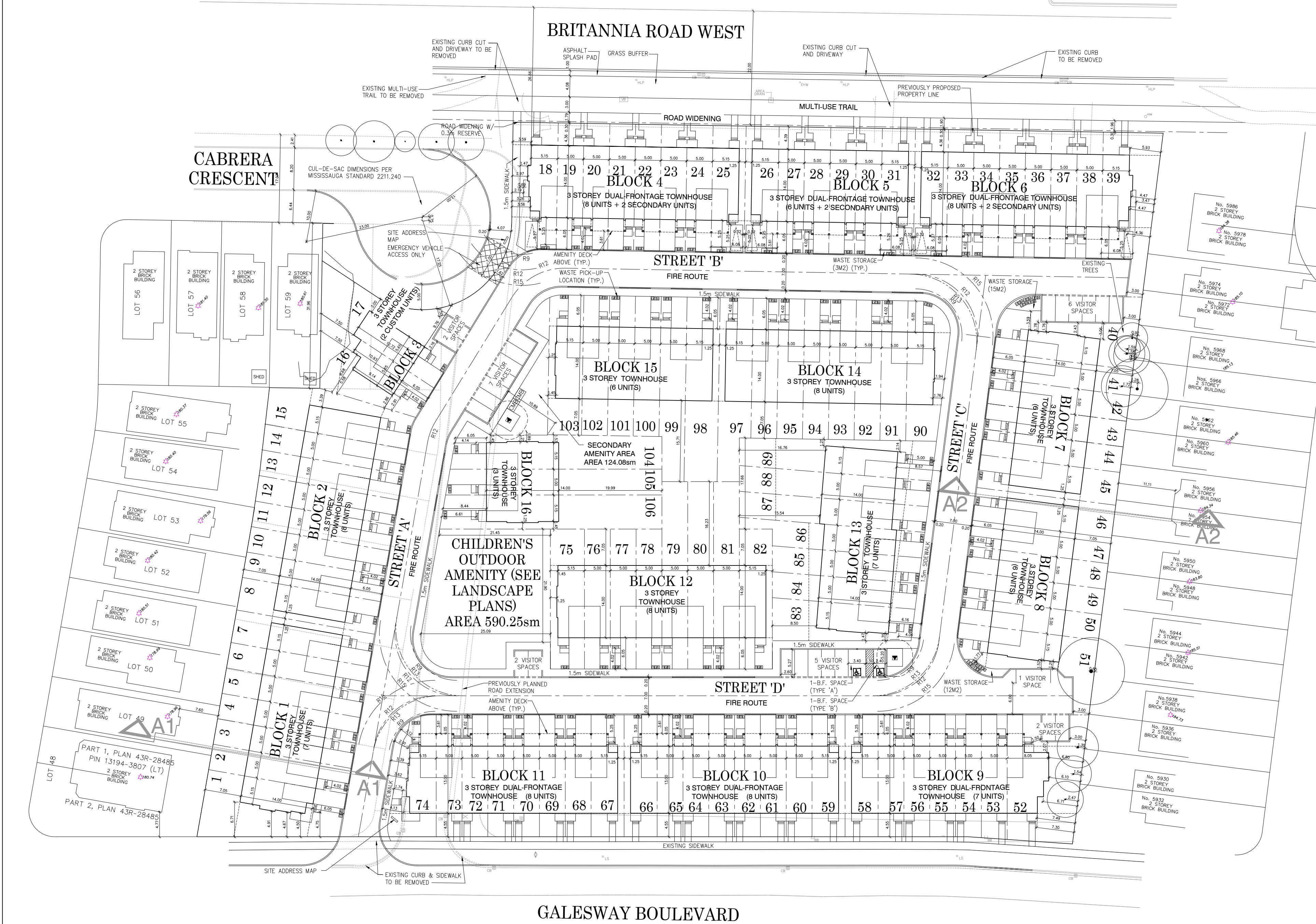
Scale
1 : 500

Drawn by:
EK/AMM/EW

Checked by:
AMM

Project
No. 2019-39

DWG. NO. A100 - SITEPLAN



BLOCK 1 (8 Units)									
Unit Number	1	2	3	4	5	6	7	8	
Lot Area (m ²)	208.80	135.50	125.50	125.50	135.50	135.50	125.50	173.44	1194.84
Total Lot Area (m ²)									
Lot Width (m)	10.08	5.00	5.00	5.00	5.00	5.00	5.00	6.40	10.08
Gross Floor Area (ft ²)	2217.00	2018.00	2018.00	2018.00	2018.00	2018.00	2018.00	2086.00	2086.00
Floor Space Index (m ²)	1.12	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.40
Lot Coverage (m ²)	73.03	73.06	73.06	73.06	73.06	73.06	73.06	73.06	73.06
Landscape Space Rear (m ²)	66.73	35.25	35.25	35.25	35.25	35.25	35.25	35.25	35.25
Landscape Open Area (m ²)	48.27	8.43	8.43	8.43	8.43	8.43	8.43	8.43	34.96
Total Landscape Area (m ²)	656.35								
BLOCK 2 (8 Units)									
Unit Number	9	10	11	12	13	14	15	16	
Lot Area (m ²)	173.44	135.50	125.54	135.89	135.54	137.74	135.21	176.53	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	10.08
Gross Floor Area (ft ²)	2086.00	2018.00	2018.00	2018.00	2018.00	2018.00	2018.00	2086.00	2086.00
Floor Space Index (m ²)	1.12	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.40
Lot Coverage (m ²)	73.06	73.06	73.06	73.06	73.06	73.06	73.06	73.06	73.06
Landscape Space Rear (m ²)	33.40	35.25	35.25	35.25	35.25	35.25	35.25	35.25	35.25
Landscape Open Area (m ²)	19.61	8.43	8.43	8.43	8.43	8.43	8.43	8.43	34.96
Total Landscape Area (m ²)	451.14								
BLOCK 3 (8 Units)									
Unit Number	17	18	19	20	21	22	23	24	
Lot Area (m ²)	171.30	125.50	125.50	125.50	125.50	125.50	125.50	160.52	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	10.08
Gross Floor Area (ft ²)	2217.00	2018.00	2018.00	2018.00	2018.00	2018.00	2018.00	2086.00	2086.00
Floor Space Index (m ²)	1.20	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40
Lot Coverage (m ²)	73.06	76.12	76.12	76.12	76.12	76.12	76.12	76.12	76.12
Landscape Space Rear (m ²)	33.40	35.25	35.25	35.25	35.25	35.25	35.25	35.25	35.25
Landscape Open Area (m ²)	19.61	8.43	8.43	8.43	8.43	8.43	8.43	8.43	34.96
Total Landscape Area (m ²)	308.04								
BLOCK 4 (8 Units)									
Unit Number	25	26	27	28	29	30	31	32	
Lot Area (m ²)	160.63	125.50	125.50	125.55	125.45	160.64	823.27	176.53	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	10.08
Gross Floor Area (ft ²)	2086.00	2018.00	2018.00	2018.00	2018.00	2018.00	2086.00	2086.00	2086.00
Floor Space Index (m ²)	1.21	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40
Lot Coverage (m ²)	76.81	76.10	76.10	76.10	76.10	76.10	76.10	76.10	76.10
Landscape Space Rear (m ²)	32.32	35.25	35.25	35.25	35.25	35.25	35.25	35.25	35.25
Landscape Open Area (m ²)	20.41	8.43	8.43	8.43	8.43	8.43	8.43	8.43	34.96
Total Landscape Area (m ²)	240.18								
BLOCK 5 (8 Units)									
Unit Number	33	34	35	36	37	38	39	40	
Lot Area (m ²)	180.62	125.51	125.40	125.50	125.50	125.52	125.52	160.52	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	10.08
Gross Floor Area (ft ²)	2086.00	2018.00	2018.00	2018.00	2018.00	2018.00	2018.00	2086.00	2086.00
Floor Space Index (m ²)	1.21	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40
Lot Coverage (m ²)	76.81	76.10	76.10	76.10	76.10	76.10	76.10	76.10	76.10
Landscape Space Rear (m ²)	32.32	35.25	35.25	35.25	35.25	35.25	35.25	35.25	35.25
Landscape Open Area (m ²)	20.41	8.43	8.43	8.43	8.43	8.43	8.43	8.43	34.96
Total Landscape Area (m ²)	300.39								
BLOCK 6 (8 Units)									
Unit Number	41	42	43	44	45	46	47	48	
Lot Area (m ²)	172.40	125.54	125.50	125.50	125.50	125.50	125.50	231.82	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	10.08
Gross Floor Area (ft ²)	2086.00	2018.00	2018.00	2018.00	2018.00	2018.00	2018.00	2164.00	2086.00
Floor Space Index (m ²)	1.12	1.38	1.38	1.38	1.38	1.38	1.38	1.32	1.40
Lot Coverage (m ²)	75.53	73.06	73.06	73.06	73.06	73.06	73.06	76.82	73.06
Landscape Space Rear (m ²)	45.12	35.25	35.25	35.25	35.25	35.25	35.25	61.85	35.25
Landscape Open Area (m ²)	34.18	8.43	8.43	8.43	8.43	8.43	8.43	34.96	34.96
Total Landscape Area (m ²)	260.84								
BLOCK 7 (8 Units)									
Unit Number	49	50	51	52	53	54	55	56	
Lot Area (m ²)	191.02	118.00	118.00	118.00	118.00	118.00	118.00	118.00	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	6.40
Gross Floor Area (ft ²)	2002.00	1606.00	1606.00	1606.00	1606.00	1606.00	1606.00	1606.00	2002.00
Floor Space Index (m ²)	1.23	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.00
Lot Coverage (m ²)	72.93	73.06	73.06	73.06	73.06	73.06	73.06	73.06	73.06
Landscape Space Rear (m ²)	22.25	16.58	16.58	16.58	16.58	16.58	16.58	16.58	22.25
Landscape Open Area (m ²)	26.35	8.43	8.43	8.43	8.43	8.43	8.43	8.43	26.35
Total Landscape Area (m ²)	303.21								
BLOCK 8 (8 Units)									
Unit Number	57	58	59	60	61	62	63	64	
Lot Area (m ²)	151.02	118.00	118.00	118.00	118.00	118.00	118.00	118.00	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	6.40
Gross Floor Area (ft ²)	2002.00	1606.00	1606.00	1606.00	1606.00	1606.00	1606.00	1606.00	2002.00
Floor Space Index (m ²)	1.23	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.00
Lot Coverage (m ²)	72.93	73.06	73.06	73.06	73.06	73.06	73.06	73.06	73.06
Landscape Space Rear (m ²)	22.25	16.58	16.58	16.58	16.58	16.58	16.58	16.58	22.25
Landscape Open Area (m ²)	26.35	8.43	8.43	8.43	8.43	8.43	8.43	8.43	26.35
Total Landscape Area (m ²)	268.84								
BLOCK 9 (8 Units)									
Unit Number	65	66	67	68	69	70	71	72	
Lot Area (m ²)	191.02	117.82	118.00	118.00	118.00	118.00	118.00	118.00	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	6.40
Gross Floor Area (ft ²)	2002.00	1606.00	1606.00	1606.00	1606.00	1606.00	1606.00	1606.00	2133.00
Floor Space Index (m ²)	1.23	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.00
Lot Coverage (m ²)	72.93	73.06	73.06	73.06	73.06	73.06	73.06	73.06	73.06
Landscape Space Rear (m ²)	22.25	16.58	16.58	16.58	16.58	16.58	16.58	16.58	22.25
Landscape Open Area (m ²)	26.35	8.43	8.43	8.43	8.43	8.43	8.43	8.43	26.35
Total Landscape Area (m ²)	303.21								
BLOCK 10 (8 Units)									
Unit Number	73	74	75	76	77	78	79	80	
Lot Area (m ²)	204.38	135.58	137.75	135.61	135.84	135.68	135.40	173.51	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	10.08
Gross Floor Area (ft ²)	2302.00	2018.00	2018.00	2018.00	2018.00	2018.00	2018.00	2086.00	2086.00
Floor Space Index (m ²)	1.06	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.12
Lot Coverage (m ²)	76.58	73.07	73.07	73.07	73.07	73.07	73.07	73.07	73.07
Landscape Space Rear (m ²)	48.83	35.25	35.25	35.25	35.25	35.25	35.25	35.25	45.12
Landscape Open Area (m ²)	61.15	8.43	8.43	8.43	8.43	8.43	8.43	8.43	45.12
Total Landscape Area (m ²)	651.40								
BLOCK 11 (8 Units)									
Unit Number	81	82	83	84	85	86	87	88	
Lot Area (m ²)	221.75	173.21	230.45	230.45	230.45	230.45	230.45	230.45	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	6.40
Gross Floor Area (ft ²)	2675.00	2018.00	2018.00	2018.00	2018.00	2018.00	2018.00	2018.00	2086.00
Floor Space Index (m ²)	1.40	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.40
Lot Coverage (m ²)	112.12	112.12	112.12	112.12	112.12	112.12	112.12	112.12	112.12
Landscape Space Rear (m ²)	70.70	35.25	35.25	35.25	35.25	35.25	35.25	35.25	35.25
Landscape Open Area (m ²)	38.61	4.44	38.79	38.79	38.79	38.79	38.79	38.79	38.79
Total Landscape Area (m ²)	412.92								
BLOCK 12 (8 Units)									
Unit Number	89	90	91	92	93	94	95	96	
Lot Area (m ²)	178.87	138.98	142.19	145.37	145.56	151.79	127.45	224.65	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	10.08
Gross Floor Area (ft ²)	2164.00	1808.00	1808.00	1808.00	1808.00	1808.00	1808.00	2086.00	2086.00
Floor Space Index (m ²)	1.21	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.40
Lot Coverage (m ²)	73.18	73.06	73.06	73.06	73.06	73.06	73.06	73.06	73.06
Landscape Space Rear (m ²)	22.25	16.58	16.58	16.58	16.58	16.58	16.58	16.58	22.25
Landscape Open Area (m ²)	38.61	4.44	38.79	38.79	38.79	38.79	38.79	38.79	38.79
Total Landscape Area (m ²)	412.92								
BLOCK 13 (8 Units)									
Unit Number	97	98	99	100	101	102	103	104	
Lot Area (m ²)	184.01	138.62	142.19	145.37	145.56	151.79	127.45	224.65	1194.84
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	10.08
Gross Floor Area (ft ²)	1997.00	1808.00	1808.00	1808.00	1808.00	1808.00	1808.00	2086.00	2086.00
Floor Space Index (m ²)	1.14	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.40
Lot Coverage (m ²)	72.93	73.06	73.06	73.06	73.06	73.06	73.06	73.06	73.06
Landscape Space Rear (m ²)	42.91	35.25	35.25	35.25	35.25	35.25	35.25	35.25	35.25
Landscape Open Area (m ²)	49.02	10.24	35.25	35.25	35.25	35.25	35.25	35.25	70.72
Total Landscape Area (m ²)	412.92								
BLOCK 14 (8 Units)									
Unit Number	101	102	103	104	105	106	107	108	
Lot Area (m ²)	236.63	143.59	144.90	144.37	145.56	145.30	141.97	178.50	1288.50
Total Lot Area (m ²)									
Lot Width (m)	6.40	5.00	5.00	5.00	5.00	5.00	5.00	5.00	6.40
Gross Floor Area (ft ²)	2640.00								