

Approximate Phasing Plan TOR Minor Subnode

Lot Area = 30,284.8 m²
Lot Coverage = 9,248.5 m² = 30.5%

PHASE 2 BLDGS A&B

PHASE 3 BLDG C

PHASE 1 TOWNHOMES

BUILDING A + B
396 UNITS = 194 UNITS + 202 UNITS

PARKING REQUIRED :
1.0 Tenant PS / unit = 396 PS required
0.20 Visitor PS / unit = 80 VPS required
TOTAL = 476 PS

PARKING PROVIDED :

	VISITOR	TENANT	TOTAL
U/G LEVEL P1	0	191	191
U/G LEVEL P2	0	195	195
SURFACE PARKING	80	10	90
TOTAL	80	396	476 PS

LONG TERM BIKE STORAGE:
REQUIRED = 0.5 /UNIT = 198
PROVIDED = 198 STORAGE (1200x600)

SHORT TERM BIKE STORAGE:
REQUIRED = 0.05 /UNIT = 20
PROVIDED = 42 BIKE SPACES ON SITE

OUTDOOR AMENITY:
REQUIRED = 3m² /UNIT = 1,188m²
PROVIDED = 760 m² on-ground + 440 m² rooftop
Total 1,200 m²

BUILDING C
124 UNITS

PARKING REQUIRED :
1.0 Tenant PS / unit = 124 PS required
0.20 Visitor PS / unit = 25 VPS required
TOTAL = 149 PS

PARKING PROVIDED :

	VISITOR	TENANT	TOTAL
U/G LEVEL P1	0	59	59
U/G LEVEL P2	0	66	66
SURFACE PARKING	25	0	25
TOTAL	25	125	150 PS

LONG TERM BIKE STORAGE:
REQUIRED = 0.5 /UNIT = 62
PROVIDED = 62 STORAGE (1200x600)

SHORT TERM BIKE STORAGE:
REQUIRED = 0.05 /UNIT = 7
PROVIDED = 18 BIKE SPACES ON SITE

OUTDOOR AMENITY:
REQUIRED = 3m² /UNIT = 372 m²
PROVIDED = 175m² on-ground + 220m² rooftop
Total 395m²

TOWNHOMES

STREET TOWNHOMES = 34 UNITS
BACK TO BACK TOWNS = 44 UNITS
TOTAL = 78 UNITS

PARKING REQUIRED :
2.0 Tenant PS / unit = 156 PS required
0.20 Visitor PS / unit = 16 VPS required
TOTAL = 172 PS

PARKING PROVIDED :
2.0 Tenant PS / unit = 156 PS
(one in garage + one on driveway)
18 Visitor PS - on site
TOTAL = 174 PS

FIGURE 4
DS-087-24

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
COMMON AMENITY AREA	1	08.07.2021	WH
TOWNHOUSE LOTTING	2	12.04.2022	WH
CLIENT REVIEW	3	16.02.2023	WH
CLIENT REVIEW	4	15.11.2023	KO
ZBA	5	05.04.2024	KO
ZBA #2	6	18.10.2024	KO

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

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PRELIMINARY

MATTAMY HOMES
MINOR SUB NODE
MILTON, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE: 1:500
PROJECT NUMBER: 21407

DRAWN BY: CHECKED BY:
DRAWING VERSION: 001
PLOT DATE: October 17, 2024
DRAWING SHEET NUMBER: SP1

TIME: 2024-10-17 12:27 PM FILEPATH: C:\2024\10\17 - Mattamy - Minor Sub Node\4. Drawing\04.05 Schematic\Drawing\04.05 ZBA - 2024-10-15.dwg