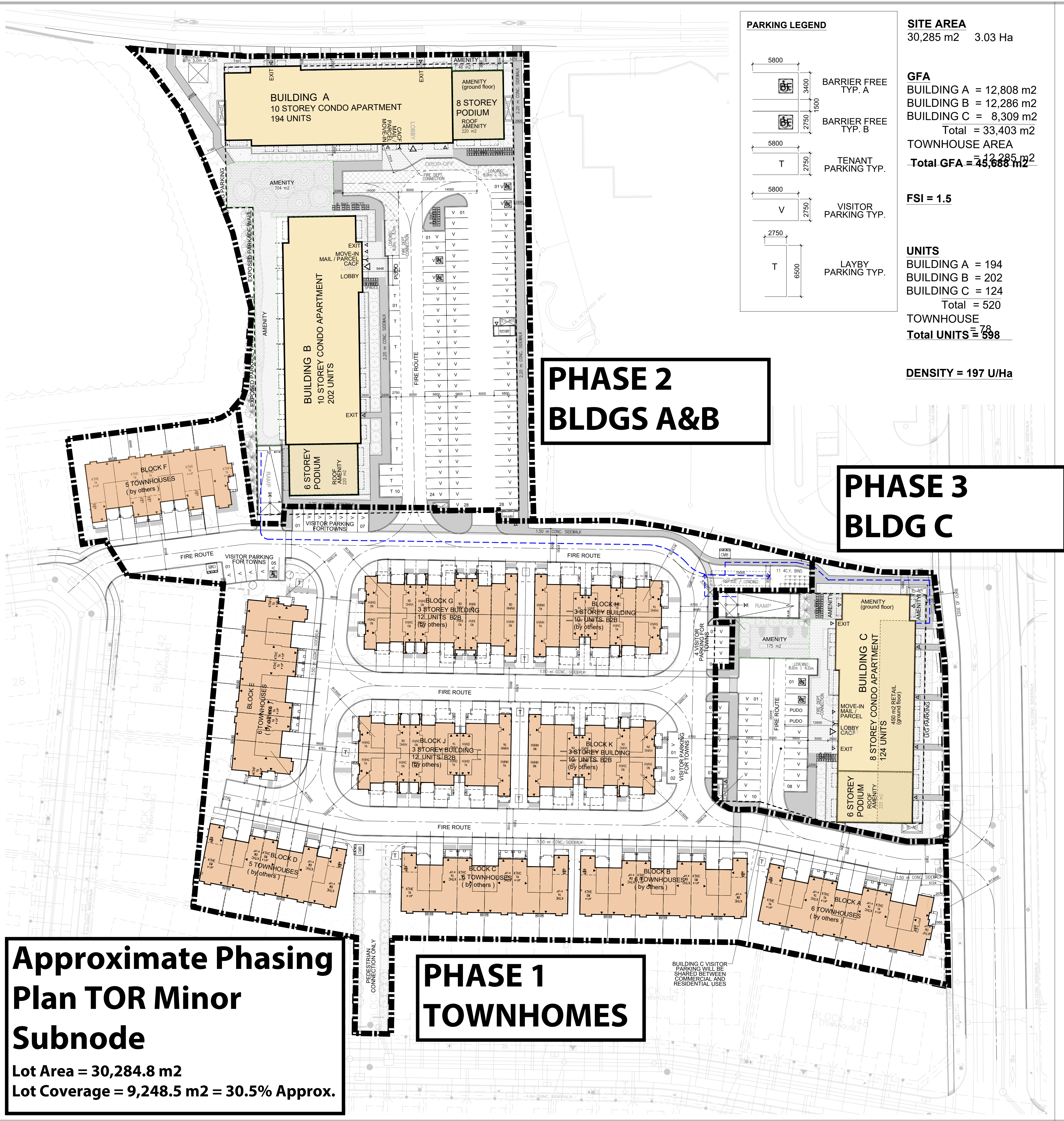
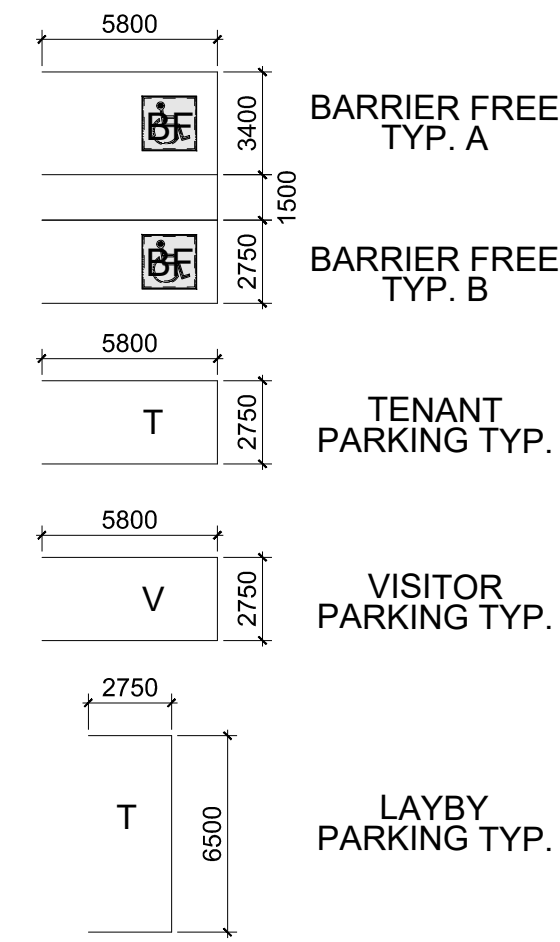


**Approximate Phasing
Plan TOR Minor
Subnode**

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



PARKING LEGEND



SITE AREA
30,285 m² 3.03 Ha

GFA
BUILDING A = 12,808 m²
BUILDING B = 12,286 m²
BUILDING C = 8,309 m²
Total = 33,403 m²
TOWNHOUSE AREA
Total GFA = 43,688 m²

FSI = 1.5

UNITS
BUILDING A = 194
BUILDING B = 202
BUILDING C = 124
Total = 520
TOWNHOUSE
Total UNITS = 538

DENSITY = 197 U/Ha

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 = 750 m² on-ground + 440 m² rooftop
Total 1,190 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

TOWNHOUSES

STREET TOWNHOUSES = 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

REDUCED RATE WILL BE
PROVIDED UNTIL HIGHER
DENSITY DEVELOPMENT
PROCEEDS

FIGURE 4
DS-035-25

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
ZBA #3	7.	14.03.2025	KO

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

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

BUILDING PERMIT NUMBER:

NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

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F 905.639.0394
www.knymh.com info@knymh.com

PRELIMINARY

MATTAMY HOMES

MINOR SUB NODE
MILTON, ONTARIO

DRAWING SHEET TITLE:

SITE PLAN

DRAWING SCALE:	PROJECT NUMBER:
1:500	21407

DRAWN BY: / CHECKED BY:	DRAWING SHEET NUMBER:
	SP1

DRAWING VERSION:	PLOT DATE:
001	March 17, 2025