



DEVELOPMENT CONCEPT PLAN BALLYMORE HOMES

376 & 390 DERRY ROAD WEST
PART OF LOT 10, CONCESSION 1, W.H.S.
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

DEVELOPMENT STATISTICS - 376 & 390 DERRY ROAD W.

SITE AREAS	
TOTAL SITE AREA:	2.59ha (6.40ac)
APPROXIMATE ROAD WIDENING:	0.09ha (0.22ac)
TOTAL CONDOMINIUM BLOCK AREA:	2.39ha (5.91ac)
TOTAL FREEHOLD LOT AREA:	0.11ha (0.27ac)

RESIDENTIAL CONDOMINIUM STATISTICS	
AMENITY AREA REQ. (5% B2B AREA):	358m²
AMENITY AREA PROVIDED:	470m²

CONDOMINIUM UNIT TOTALS	
5.5m DUAL FRONTAGE TOWNHOUSES:	13 UNITS
5.5m STREET TOWNHOUSES:	35 UNITS
6.1m BACK-TO-BACK TOWNHOUSES:	72 UNITS
TOTAL:	120 UNITS

RESIDENTIAL CONDOMINIUM PARKING STATISTICS	
REQUIRED RESIDENTIAL VISITOR:	0.25 / UNIT x 120 = 30 SPACES
PROVIDED RESIDENTIAL VISITOR:	30 SPACES

COMMERCIAL STATISTICS	
APPROXIMATE GFA:	374m² (4,026ft²)
REQ. PARKING (4.3-5.0 SPACES / 100m²):	16-19 SPACES
PROVIDED PARKING:	17 SPACES

RESIDENTIAL FREEHOLD STATISTICS	
TOTAL FREEHOLD DETACHED:	2 UNIT
TOTAL FREEHOLD SEMI-DETACHED:	2 UNITS
TOTAL FREEHOLD UNITS:	4 UNITS

LEGEND	
	PROPOSED EASEMENT FOR EMERGENCY ACCESS
	CONDOMINIUM BLOCK LIMIT
	PROPERTY LIMIT

NOTE:
THE FINAL CONFIGURATION OF UNITS, INCLUDING WHETHER OPTION 'A' OR OPTION 'B' WILL BE PROVIDED, IS SUBJECT TO PURCHASER PREFERENCE AND MAY BE REFINED IN THE FUTURE

*PRELIMINARY DEVELOPMENT CONCEPT PLAN
FOR DISCUSSION PURPOSES ONLY*



SCALE 1:1500
FEBRUARY 22, 2024

