

30 BELLINI AVENUE

BRAMPTON, ONTARIO

FILE No. A-2023-0336

COA HEARING – DECEMBER 19th, 2023 @ 9:30am

**David
Small
Designs**

Architecture +
Interior Design

Authorized Agent – David Small Designs

Representative – Peter Giordano

On behalf of the Owners Surjit Thind & Sharanjit Thind

(FULLY COMPLIANCE)

Site Data

Lot Area	8,244.64 sm	(0.824 ha)
Zoning		RE2
Established Grade		215.70

Floor Area

Ground Floor	552.67 sm	5,948.9 sf
(Includes 252.0sf of Stairs & 66.8sf of O.T.B)		
Second Floor	581.00 sm	6,253.8 sf
(Includes 255.7sf of Stairs & 884.8sf of O.T.B)		
Third Floor	37.28 sm	401.3 sf
(Includes 134.6sf of Stairs & 35.3sf of O.T.B)		

Sub-Total Area	1,170.95 sm	12,604.0 sf
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Garage	208.58 sm	2,245.1 sf
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Total Gross Floor Area	FSI = 0.17	1,379.54 sm	14,849.2 sf
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Garage	190.48 sm	2,050.3 sf
(Measured to Inside Face of Garage Walls)		

Finished Basement	784.56 sm	8,444.9 sf
(Measured to Inside Face of Finished Basement Walls)		

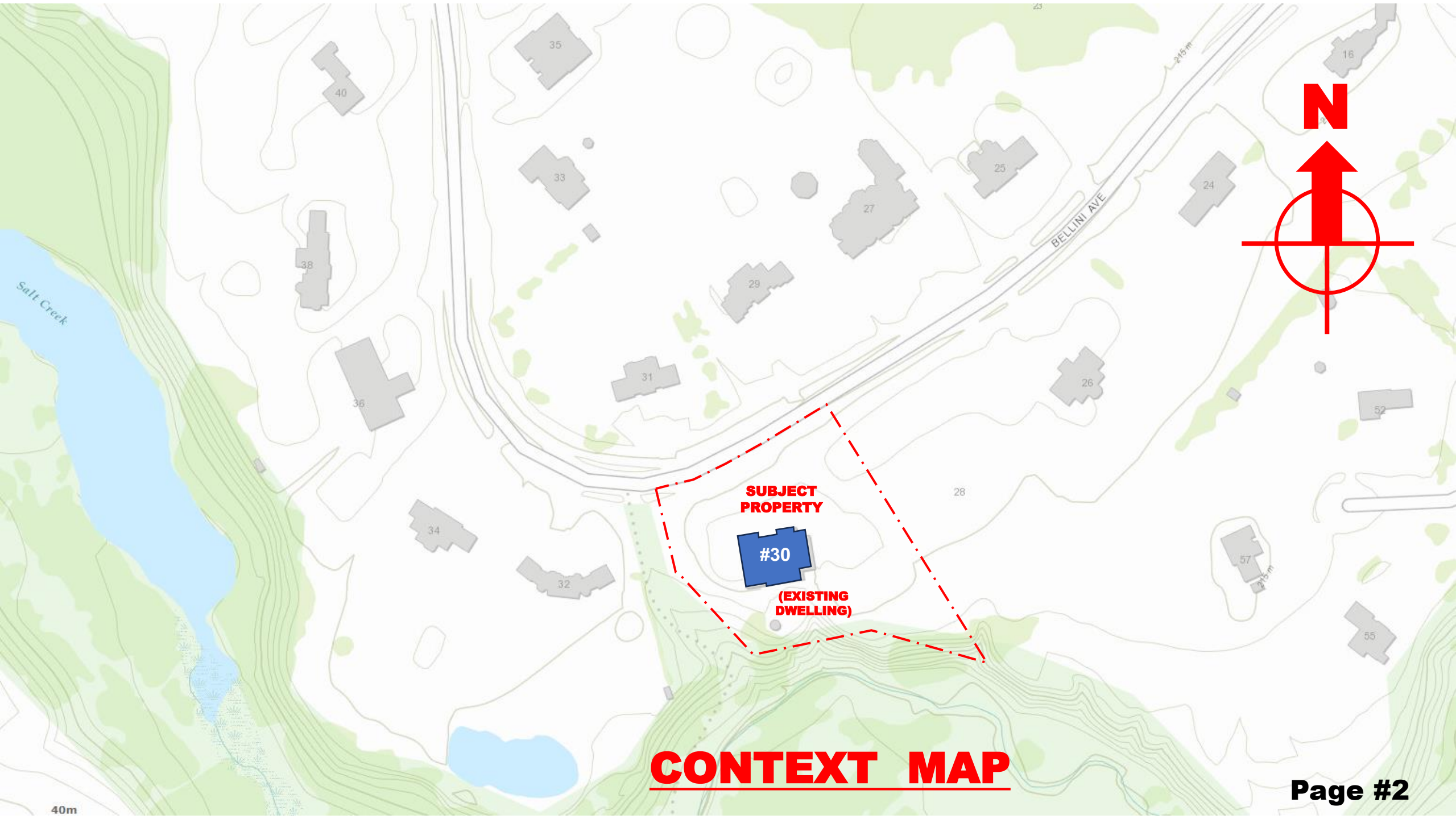
Lot Coverage

Proposed Footprint	9.76%	805.03 sm
(Including Garage)		
Proposed Front Covered Porch	0.18%	14.64 sm
Proposed Side Uncovered Porch	0.04%	3.31 sm
Proposed Rear Covered Porch	1.50%	123.56 sm

Total Proposed Coverage	11.48%	946.53 sm
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Landscaping

Front Yard Area		2,816.34 sm
Landscape Area	81.38%	2,291.85 sm

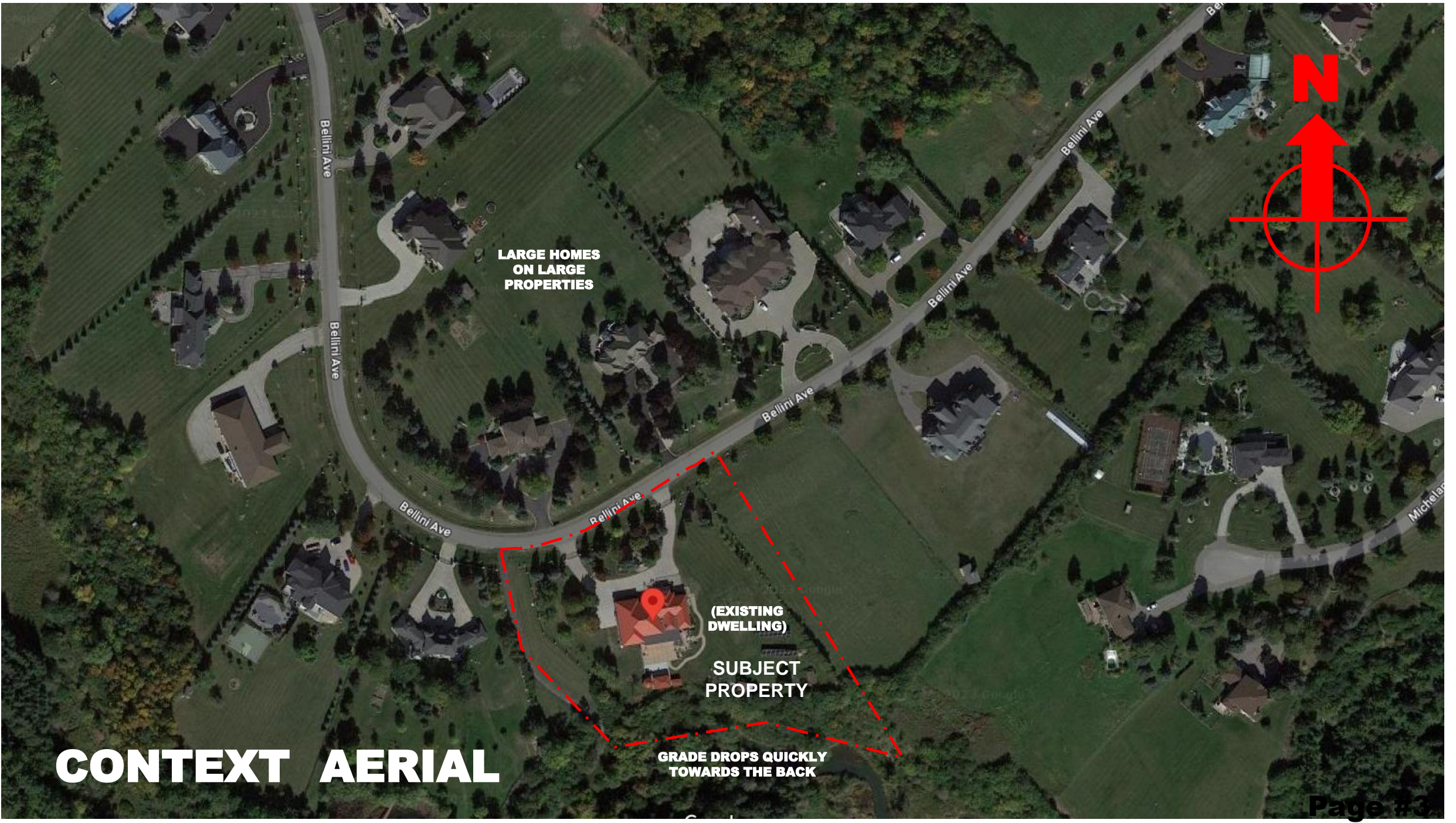


**SUBJECT
PROPERTY**

#30

**(EXISTING
DWELLING)**

CONTEXT MAP



**LARGE HOMES
ON LARGE
PROPERTIES**

**(EXISTING
DWELLING)**

**SUBJECT
PROPERTY**

**GRADE DROPS QUICKLY
TOWARDS THE BACK**

CONTEXT AERIAL



Front Elevation - 3D Render

The Thind Home

30 Bellini Avenue, Brampton ON

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Proj #: 2019 REV: DDR3

SCALE: NTS
FEBRUARY 1, 2023

PH 905.271.9100

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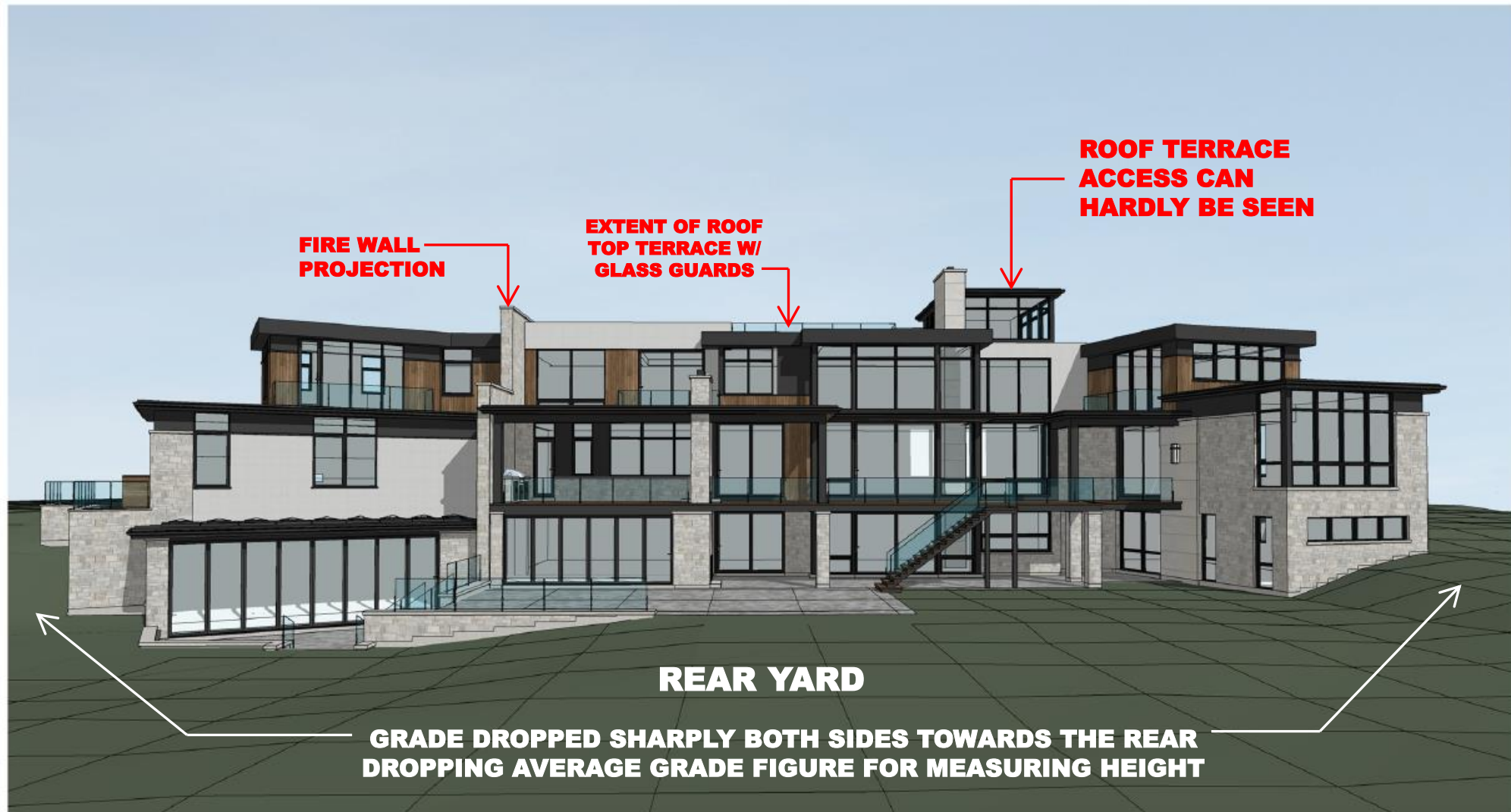
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Right Elevation - 3D Render

The Thind Home

30 Bellini Avenue, Brampton ON



Rear Elevation - 3D Render

The Thind Home

30 Bellini Avenue, Brampton ON

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Left Elevation - 3D Render

The Thind Home

30 Bellini Avenue, Brampton ON

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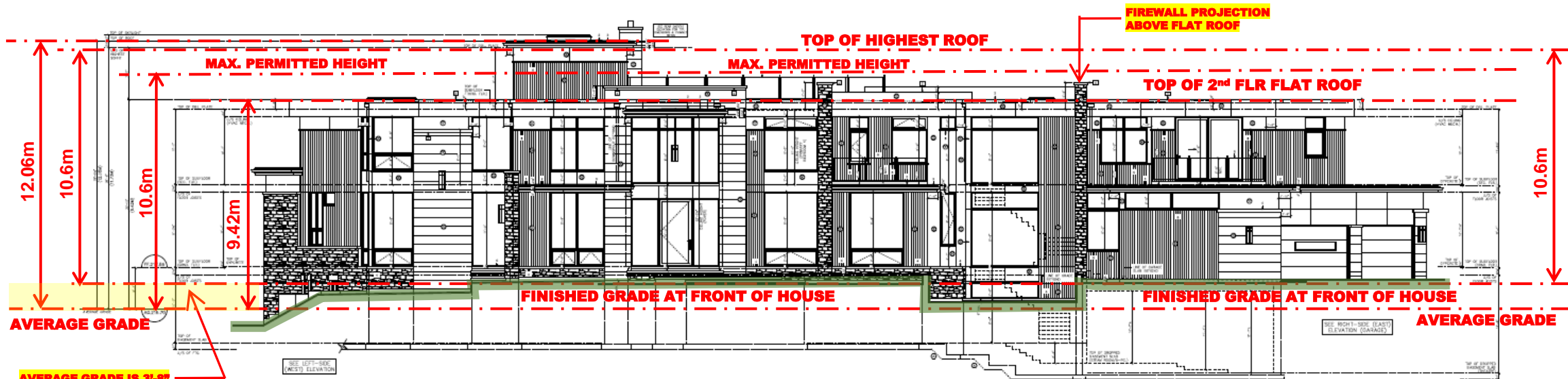
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Purpose of the Application:

1. To permit a building height of 12.06 metres, whereas the by-law permits a maximum building height of 10.6 metres.

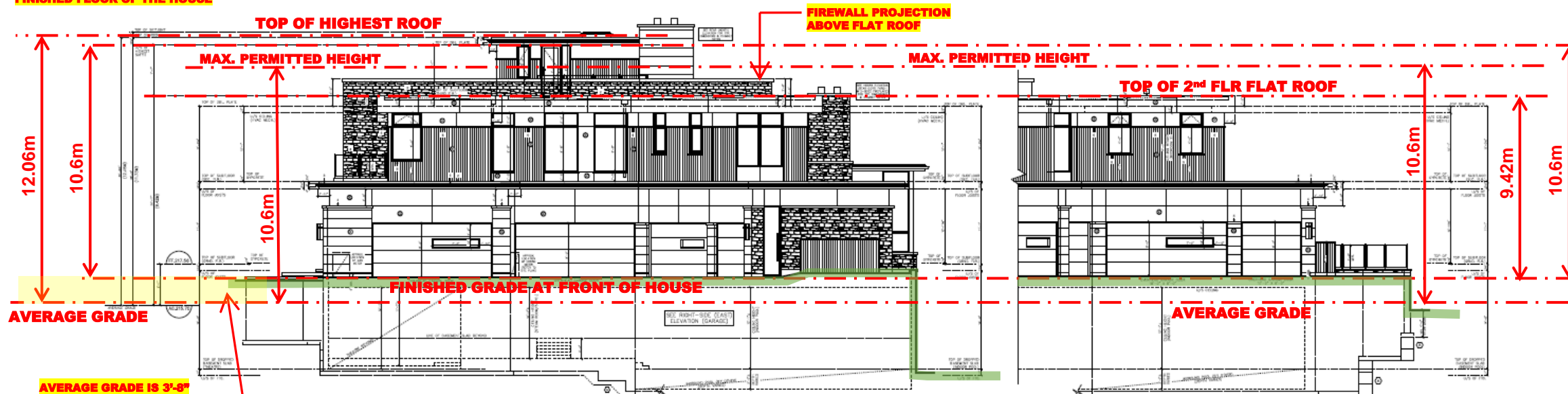




AVERAGE GRADE IS 3'-8" LOWER THAN GRADE AT THE FRONT OF THE HOUSE AND 6'-1" LOWER THAN THE FINISHED FLOOR OF THE HOUSE

2D ELEVATIONS

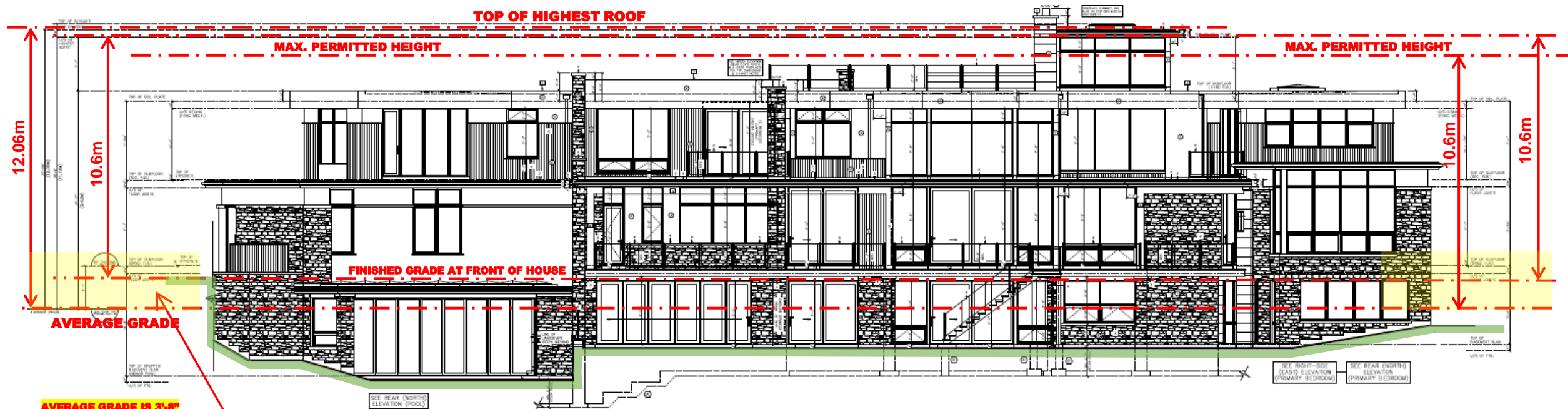
Front (South) Elevation



AVERAGE GRADE IS 3'-8" LOWER THAN GRADE AT THE FRONT OF THE HOUSE AND 6'-1" LOWER THAN THE FINISHED FLOOR OF THE HOUSE

Right-Side (East) Elevation

Right-Side (East) Elevation
(Garage)



Rear (North) Elevation

2D ELEVATION

SITE PLAN OVERVIEW

