



APPENDIX #2

"PRELIMINARY"
FOR DISCUSSION
PURPOSES ONLY

EASTERN AVENUE

EXISTING
INDUSTRIAL

EXISTING
INDUSTRIAL

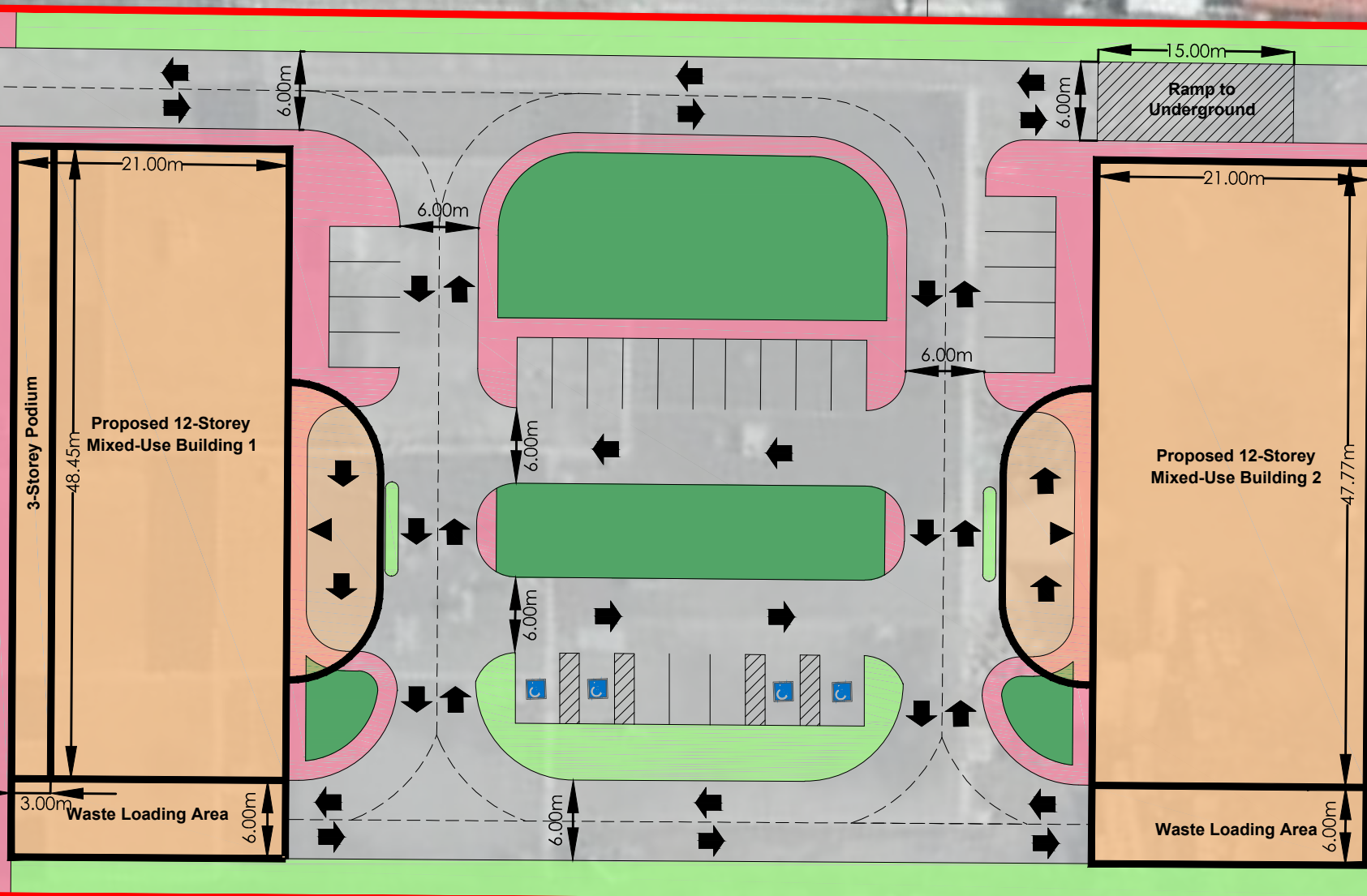
109.81m

67.99m

67.25m

109.69m

EXISTING
INDUSTRIAL



GROSS SITE AREA: 0.71 ha (1.74 ac)

PROPOSED 12 STOREY MIXED-USE APARTMENT 1:

GROUND FLOOR
GROSS FLOOR AREA: 1,019.34m² (10,972.08ft²)
(COMMERCIAL SPACE): (500.00m² (5,381.95ft²))

2ND-3RD FLOOR
OFFICE AREA: 2,038.68m² (21,944.16ft²)

4TH-12TH FLOOR
GROSS FLOOR AREA: 7,863.48m² (84,641.79ft²)
RESIDENTIAL UNITS: 96 UNITS
(Assumed unit area of 69m² (750ft²))

PROPOSED 12 STOREY MIXED-USE APARTMENT 2:

GROUND FLOOR
GROSS FLOOR AREA: 1,003.17m² (10,798.03ft²)
(COMMERCIAL SPACE): (500.00m² (5,381.95ft²))

2ND-12TH FLOOR
GROSS FLOOR AREA: 11,034.87m² (118,778.35ft²)
RESIDENTIAL UNITS: 135 UNITS
(Assumed unit area of 69m² (750ft²))

(Less 15% of total building area for deductions)

TOTAL GROSS FLOOR AREA: 22,959.54m² (247,134.43ft²)
TOTAL OFFICE SPACE: 2,038.68m² (21,944.16ft²)
TOTAL COMMERCIAL SPACE: 1,000.00m² (10,763.91ft²)
TOTAL RESIDENTIAL UNITS: 231 UNITS

PARKING:
APARTMENT (1 space / unit): 231 SPACES
VISITORS (0.20 spaces / unit): 47 SPACES
OFFICE (1 space / 25m²): 82 SPACES
COMMERCIAL (1 space / 20m²): 50 SPACES
TOTAL PARKING REQUIRED: 410 SPACES

PARKING PROVIDED:
SURFACE LEVEL: 26 SPACES
2.5 LEVELS UNDERGROUND: 384 SPACES

ESTIMATED JOBS ADDED:
COMMERCIAL 1 job per 37.16m²: 26 JOBS
OFFICE: 1 job per 17.00m²: 119 JOBS
TOTAL: 145 JOBS

LEGEND

- Walkway
- Landscaping
- Open Space
- Proposed Building
- Drive Aisle
- Waste Truck Route

Note: All information shown on this plan is Conceptual and is to be verified using an up-to-date Boundary and Topographic Survey Plan.

CONCEPTUAL SITE PLAN

75-77 EASTERN AVENUE
CITY of BRAMPTON,
REGION OF PEEL

P.N.: 23.3303.00	Date: February 21, 2024	CP
Scale: N.T.S.	Revised:	
Drawn By: H.S.	File No.: PN 3303_ Concept Plan	



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EASTERN AVENUE

MASSING VIEW 1

75-77 EASTERN AVENUE
CITY of BRAMPTON,
REGION OF PEEL

P.N.: 23.3303.00

Date: February 21, 2024

Scale: N.T.S

Revised:

Drawn By: H.S.

File No.: PN 3303_ Massing Plan

CP1



"PRELIMINARY"
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EASTERN AVENUE

MASSING VIEW 2

75-77 EASTERN AVENUE
CITY of BRAMPTON,
REGION OF PEEL

P.N.: 23.3303.00

Date: February 21, 2024

Scale: N.T.S

Revised:

Drawn By: H.S.

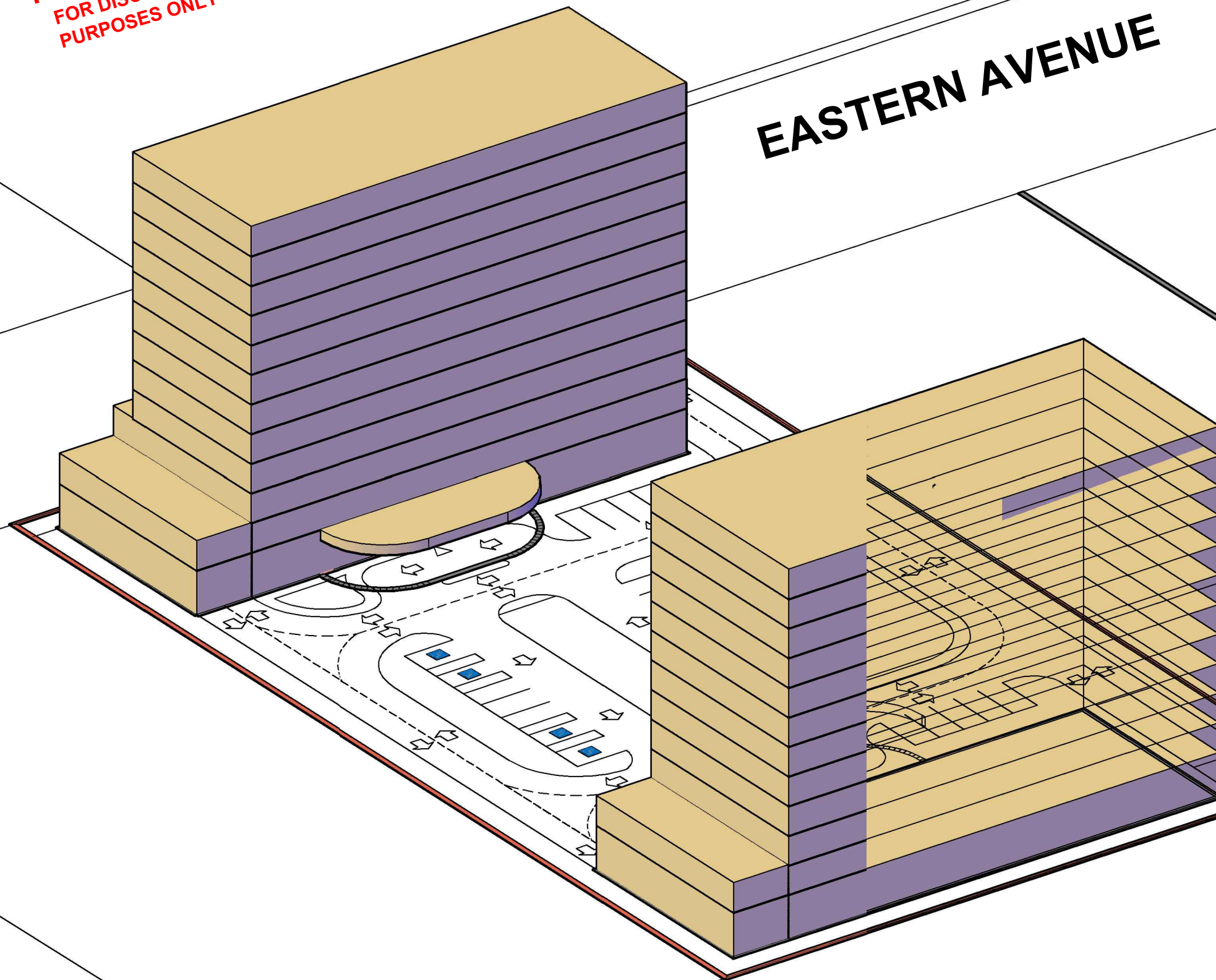
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CP1



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EASTERN AVENUE



MASSING VIEW 3

75-77 EASTERN AVENUE
CITY of BRAMPTON,
REGION OF PEEL

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Revised:

Drawn By: H.S.

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CP1

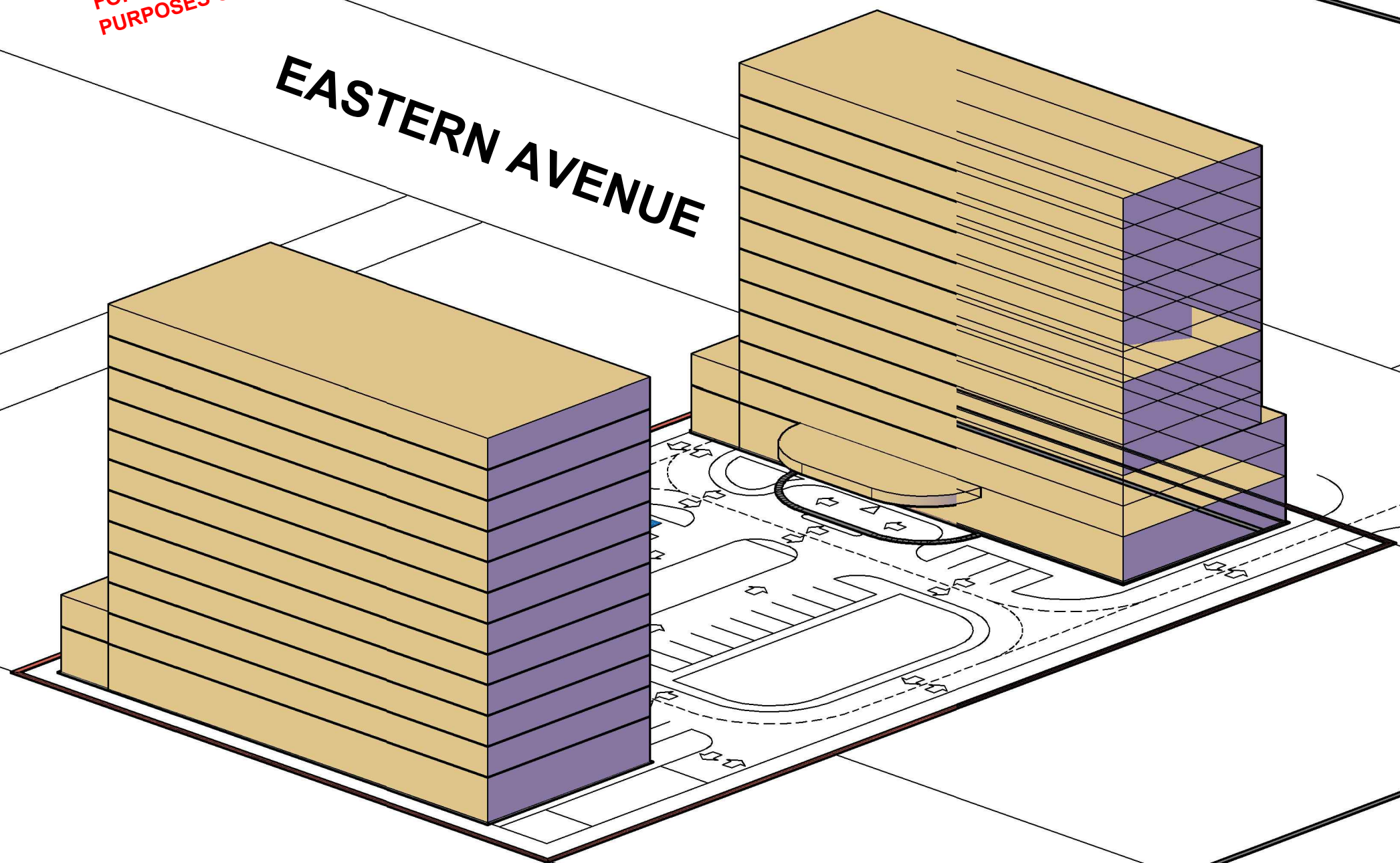


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"PRELIMINARY"
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EASTERN AVENUE



MASSING VIEW 4

75-77 EASTERN AVENUE
CITY of BRAMPTON,
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