

227-229 MAIN ST. SOUTH

SITE AREA		227-229 MAIN ST. S.			
ADDRESS	HECTARE	ACRES	m ²	ft ²	
227, 229 Main St. South, Brampton, ON	0.64 hectare	1.57 acres	6,366.75 m ²	68,531 ft ²	
TOTAL	0.64 hectare	1.57 acres	6,366.75 m ²	68,531 ft ²	

OPA & ZONING BUILDING STATS COMPARISON		227-229 MAIN ST. S.	
DESCRIPTION	Permitted	Proposal	
Official Plan 2006-234 / Designation	High Density Residential	High Density Residential	
Official Plan 2006-234 / Use	Mixed-Use Permitted @ Ground Floor		
Official Plan 2006-234, Zoning By-Law 27-2023 / Height	45° Angle from Rear Lot PL up to 76m	45° Angle from Rear Lot PL up to 80m	
Zoning By-Law 27-2023 / Designation	HMU1 (H)-(Huronario Mixed Use One)	HMU1	
Max. Podium Height	27.0 m	41.0 m (12-STOREY)	
Min. Tower Separation	25.0 m	20.0 m	
Tower Floor Plate	800 m	800 m	
Max. GFA	39000 m ²	48,500.00 m ²	
Units		652 Apartment Unit + 28 Town Homes	
Residential Automobile Parking	0.38 per Unit = 259	0.2 per Unit = 136	
Visitor Automobile Parking	0.2 per Unit = 136	0.15 per Unit = 102	
Bike Parking (Short Term)	0.1 Per Unit = 68	68	
Bike Parking (Long Term)	0.5 Per Unit = 340	340	
Min. Tower Setback from edge of Podium at Front Yard	3.0 m	0.0 m	
Min. Tower Setback from edge of Podium at Side Yard	2.5 m	0.0 m	
Min. Front Yard Setback Below 8 meters in Height	3.0 m	3.0 m	
Min. Front Yard Setback Above 8 meters in Height	0.0 m	0.0 m	
Min. Exterior Yard Setback Below 8 meters in Height	3.0 m	3.0 m	
Min. Exterior Yard Setback Above 8 meters in Height	0.0 m	0.0 m	
Min. Interior Side Yard Setback to a Podium	7.5 m	7.5 m	
Min. Interior Side Yard Setback to a Tower	12.5 m	12.5 m	
Min. Rear Yard Depth to Any Portion of Building that is <= to the Height of 7.5 m	25.0 m	25.0 m	
Min. Rear Yard Depth to Any Portion of Building that is Taller than the Height of 7.5 m	35.0 m	35.0 m	
TOWNHOMES		Permission for Town Homes	
TOWNHOMES SETBACK FROM WEST		6.0m	
TOWNHOMES SETBACK FROM EAST		60.5 m	
TOWNHOMES SIDE SETBACK		1.80m	
TOWNHOMES HEIGHT	10.6m	11.80 m	

PROPOSED DENSITY - FSI		227-229 MAIN ST. S.	
FSI = TOTAL ZONING GFA / SITE AREA			7.62

COVERAGE		227-229 MAIN ST. S.			
BUILDING COVERAGE		3,400.00 m ²	36,597 ft ²		53.40%
DRIVEWAY AREA		680.00 m ²	7,319 ft ²		10.68%
PAVED AREAS		680.00 m ²	7,319 ft ²		10.68%
LANDSCAPED AREAS		1,606.75 m ²	17,295 ft ²		25.24%
SITE AREA		6,366.75 m ²	68,531 ft ²		100.00%

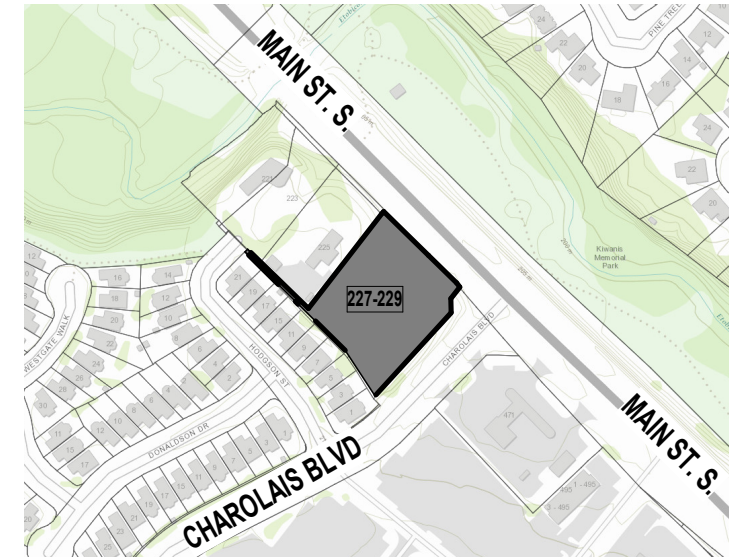
GFA Does not include Patios, Terraces, Balconies and Below Grade											227-229 MAIN ST. S.	
LEVEL		FLOORS		SOUTH BUILDING		AREA (PER FLOOR)		AREA (COMBINED)		APT. UNITS PER FLOOR	APT. UNITS (COMBINED)	
LEVEL	1	TO	1	X1	LEVEL 1 (LOBBY & SERVICE AREA & AMENITY)	930.00 m ²	10,010 ft ²	930.00 m ²	10,010 ft ²	0	0	
LEVEL	2	TO	2	X1	LEVEL 2 (RES. APARTMENT)	930.00 m ²	10,010 ft ²	930.00 m ²	10,010 ft ²	14	14	
LEVEL	3	TO	12	X10	LEVEL 3-12 (RES. APARTMENT)	1,260.00 m ²	13,563 ft ²	12,600.00 m ²	135,625 ft ²	20	200	
LEVEL	13	TO	15	X3	LEVEL 13-15 (RES. APARTMENT)	800.00 m ²	8,611 ft ²	2,400.00 m ²	25,833 ft ²	12	36	
LEVEL	16	TO	16	X1	LEVEL 16 (RES. APARTMENT)	760.00 m ²	8,181 ft ²	760.00 m ²	8,181 ft ²	11	11	
LEVEL	17	TO	17	X1	LEVEL 17 (RES. APARTMENT)	720.00 m ²	7,750 ft ²	720.00 m ²	7,750 ft ²	11	11	
LEVEL	18	TO	18	X1	LEVEL 18 (RES. APARTMENT)	680.00 m ²	7,319 ft ²	680.00 m ²	7,319 ft ²	10	10	
LEVEL	19	TO	19	X1	LEVEL 19 (RES. APARTMENT)	640.00 m ²	6,889 ft ²	640.00 m ²	6,889 ft ²	10	10	
LEVEL	20	TO	20	X1	LEVEL 20 (RES. APARTMENT)	600.00 m ²	6,458 ft ²	600.00 m ²	6,458 ft ²	8	8	
LEVEL	21	TO	21	X1	LEVEL 21 (RES. APARTMENT)	560.00 m ²	6,028 ft ²	560.00 m ²	6,028 ft ²	8	8	
LEVEL	22	TO	22	X1	LEVEL 22 (RES. APARTMENT)	520.00 m ²	5,597 ft ²	520.00 m ²	5,597 ft ²	8	8	
LEVEL	23	TO	23	X1	LEVEL 23 (RES. APARTMENT)	480.00 m ²	5,167 ft ²	480.00 m ²	5,167 ft ²	4	4	
LEVEL	24	TO	24	X1	LEVEL 24 (RES. APARTMENT)	440.00 m ²	4,736 ft ²	440.00 m ²	4,736 ft ²	2	2	
LEVEL	25	TO	25	X1	LEVEL 25 (RES. APARTMENT)	360.00 m ²	3,875 ft ²	360.00 m ²	3,875 ft ²	2	2	
SUB TOTAL								22,620.00 m ²	243,479 ft ²		324	

LEVEL		FLOORS		NORTH BUILDING		AREA (PER FLOOR)		AREA (COMBINED)		APT. UNITS PER FLOOR	APT. UNITS (COMBINED)
LEVEL	1	TO	1	X1	LEVEL 1 (LOBBY & SERVICE AREA & AMENITY)	1,030.00 m ²	11,087 ft ²	1,030.00 m ²	11,087 ft ²	0	0
LEVEL	2	TO	2	X1	LEVEL 2 (RES. APARTMENT)	1,030.00 m ²	11,087 ft ²	1,030.00 m ²	11,087 ft ²	16	16
LEVEL	3	TO	12	X10	LEVEL 3-12 (RES. APARTMENT)	1,290.00 m ²	13,885 ft ²	12,900.00 m ²	138,854 ft ²	20	200
LEVEL	13	TO	15	X3	LEVEL 13-15 (RES. APARTMENT)	800.00 m ²	8,611 ft ²	2,400.00 m ²	25,833 ft ²	12	36
LEVEL	16	TO	16	X1	LEVEL 16 (RES. APARTMENT)	760.00 m ²	8,181 ft ²	760.00 m ²	8,181 ft ²	12	12
LEVEL	17	TO	17	X1	LEVEL 17 (RES. APARTMENT)	720.00 m ²	7,750 ft ²	720.00 m ²	7,750 ft ²	12	12
LEVEL	18	TO	18	X1	LEVEL 18 (RES. APARTMENT)	680.00 m ²	7,319 ft ²	680.00 m ²	7,319 ft ²	10	10
LEVEL	19	TO	19	X1	LEVEL 19 (RES. APARTMENT)	640.00 m ²	6,889 ft ²	640.00 m ²	6,889 ft ²	10	10
LEVEL	20	TO	20	X1	LEVEL 20 (RES. APARTMENT)	600.00 m ²	6,458 ft ²	600.00 m ²	6,458 ft ²	8	8
LEVEL	21	TO	21	X1	LEVEL 21 (RES. APARTMENT)	560.00 m ²	6,028 ft ²	560.00 m ²	6,028 ft ²	8	8
LEVEL	22	TO	22	X1	LEVEL 22 (RES. APARTMENT)	520.00 m ²	5,597 ft ²	520.00 m ²	5,597 ft ²	8	8
LEVEL	23	TO	23	X1	LEVEL 23 (RES. APARTMENT)	480.00 m ²	5,167 ft ²	480.00 m ²	5,167 ft ²	4	4
LEVEL	24	TO	24	X1	LEVEL 24 (RES. APARTMENT)	420.00 m ²	4,521 ft ²	420.00 m ²	4,521 ft ²	2	2
LEVEL	25	TO	25	X1	LEVEL 25 (RES. APARTMENT)	340.00 m ²	3,660 ft ²	340.00 m ²	3,660 ft ²	2	2
SUB TOTAL								23,080.00 m ²	248,431 ft ²		328

LEVEL		FLOORS		10 TOWNHOMES		AREA (PER FLOOR)		AREA (COMBINED)			TOWNHOMES (COMBINED)
LEVEL	1	TO	1	X1	LEVEL 1 (GARAGE & STAIRS)	300.00 m ²	3,229 ft ²	300.00 m ²	3,229 ft ²	10	10
LEVEL	2	TO	2	X1	LEVEL 2 RESIDENTIAL	300.00 m ²	3,229 ft ²	300.00 m ²	3,229 ft ²	0	0
LEVEL	3	TO	3	X1	LEVEL 2 RESIDENTIAL	300.00 m ²	3,229 ft ²	300.00 m ²	3,229 ft ²	0	0
LEVEL	4	TO	4	X1	LEVEL 3 RESIDENTIAL	150.00 m ²	1,615 ft ²	150.00 m ²	1,615 ft ²	0	0
SUB TOTAL								1,050.00 m ²	11,302 ft ²		10

LEVEL		FLOORS		18 TOWNHOMES		AREA (PER FLOOR)		AREA (COMBINED)			TOWNHOMES (COMBINED)
LEVEL	1	TO	1	X1	LEVEL 1 (GARAGE & STAIRS)	500.00 m ²	5,382 ft ²	500.00 m ²	5,382 ft ²	18	18
LEVEL	2	TO	2	X1	LEVEL 2 RESIDENTIAL	500.00 m ²	5,382 ft ²	500.00 m ²	5,382 ft ²	0	0
LEVEL	3	TO	3	X1	LEVEL 2 RESIDENTIAL	500.00 m ²	5,382 ft ²	500.00 m ²	5,382 ft ²	0	0
LEVEL	4	TO	4	X1	LEVEL 3 RESIDENTIAL	250.00 m ²	2,691 ft ²	250.00 m ²	2,691 ft ²	0	0
SUB TOTAL								1,750.00 m ²	18,837 ft ²		18

TOTAL					48,500.00 m ²	522,049 ft ²	APT. UNITS = 652	TOWNHOMES = 28		680
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1 CONTEXT PLAN

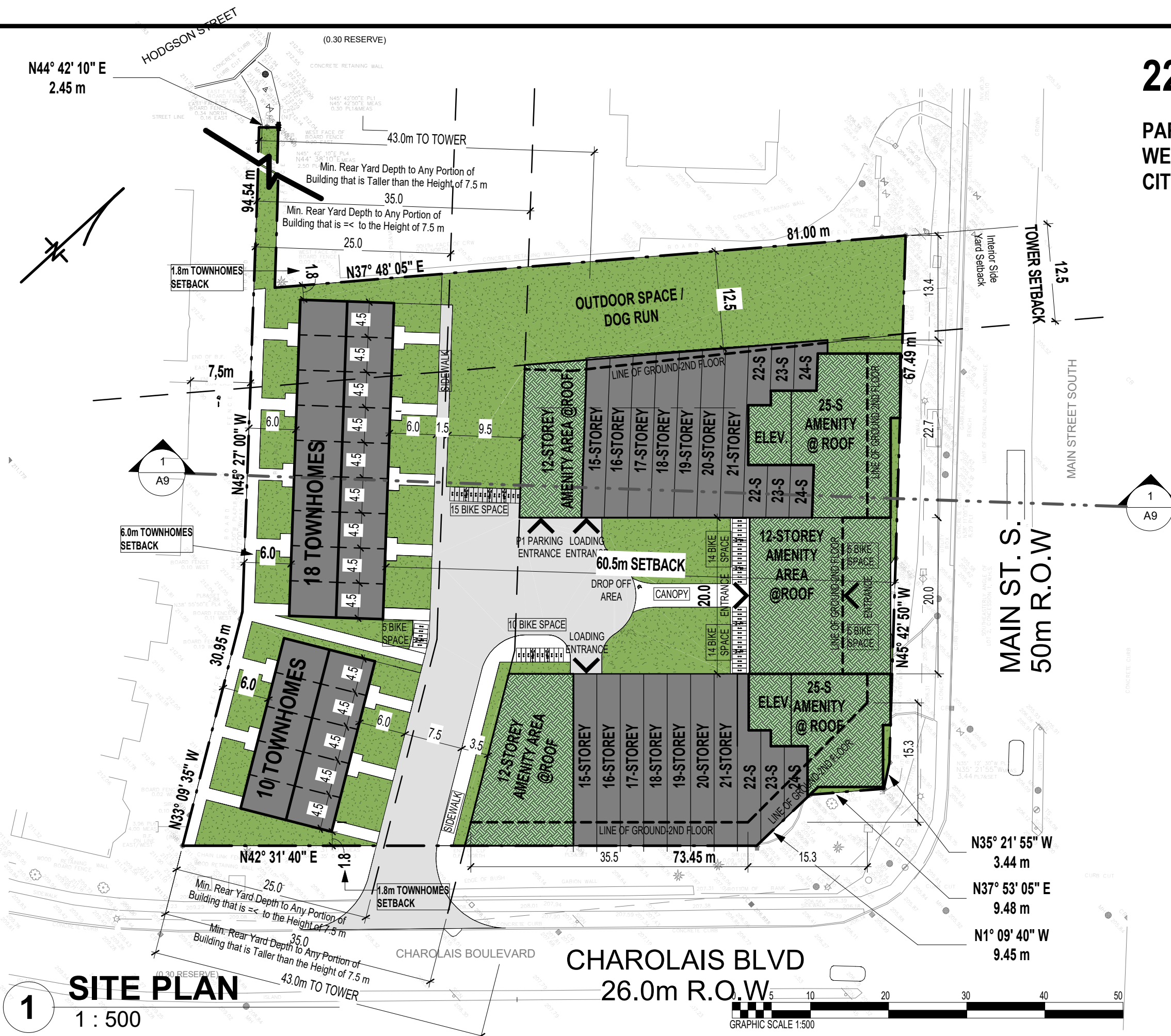
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A	24-05-22	ISSUED FOR C OF A	WL

No	Date	Revision	By
		WAYNE LONG	C OF A
		ARCHITECT	A1
24 Brant Road North Tel: (416) 904-8873		Cambridge, ON N1S 2W1 wlong@longarchitect.com	

227-229 MAIN ST. SOUTH

PART OF LOTS 1 AND 2, CONSESSION 1
WEST OF HURONTARIO STREET
CITY OF BRAMPTON



SITE PLAN

1 : 500

1

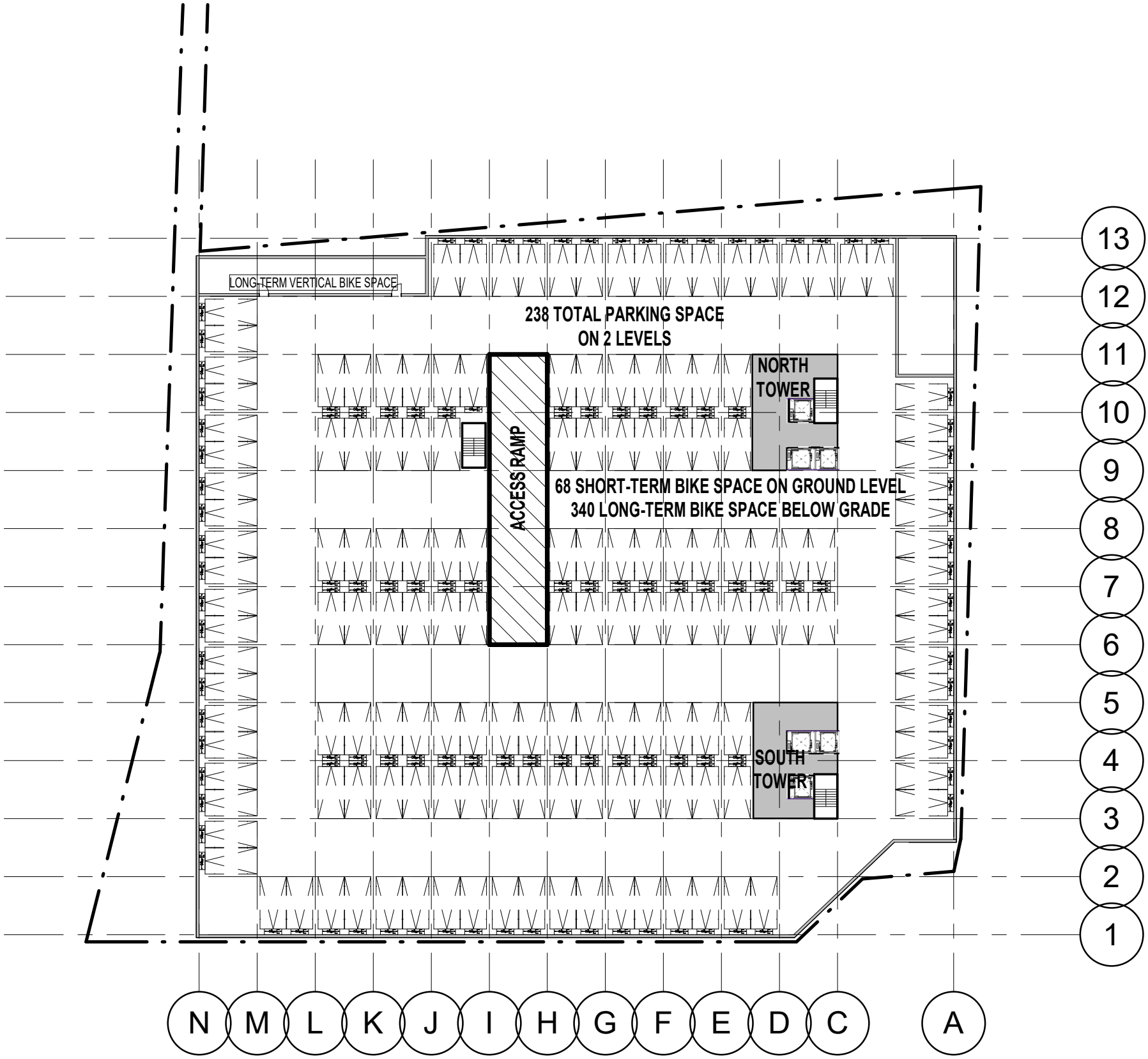
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N35° 21' 55" W
3.44 m
N37° 53' 05" E
9.48 m
N1° 09' 40" W
9.45 m

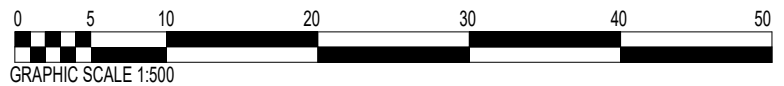
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227-229 MAIN ST. SOUTH



1 LEVEL P1 FLOOR PLAN
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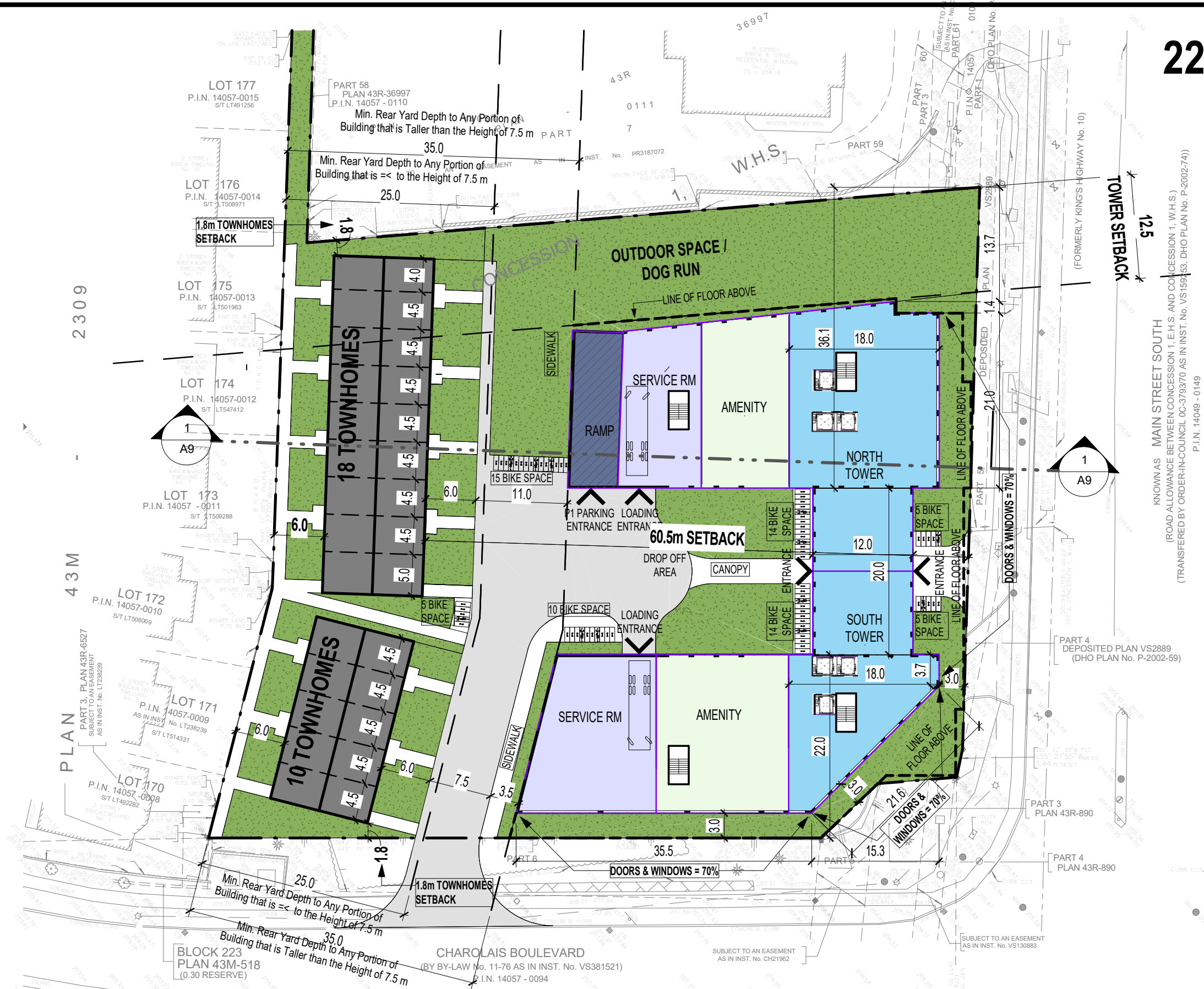


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A	24-05-22	ISSUED FOR C OF A	WL

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			A3

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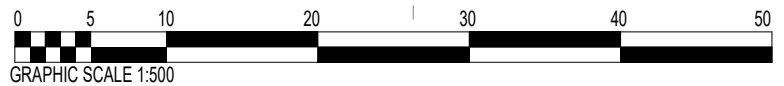
227-229 MAIN ST. SOUTH



KNOWN AS MAIN STREET SOUTH
 (ROAD ALLOWANCE BETWEEN CONCESSION 1, E.H.S. AND CONCESSION 1, W.H.S.)
 (TRANSFERRED BY ORDER-IN-COUNCIL 0C-379370 AS IN INST. No. VS15533, DHO PLAN No. P-2002-74)
 P.I.N. 14049 - 0149

GROUND FLOOR PLAN

1 : 500



2	24-05-30	LEVEL 25 FLOOR PLAN	WL
1	24-05-30	RE-ISSUED FOR C OF A	WL
A	24-05-22	ISSUED FOR C OF A	WL

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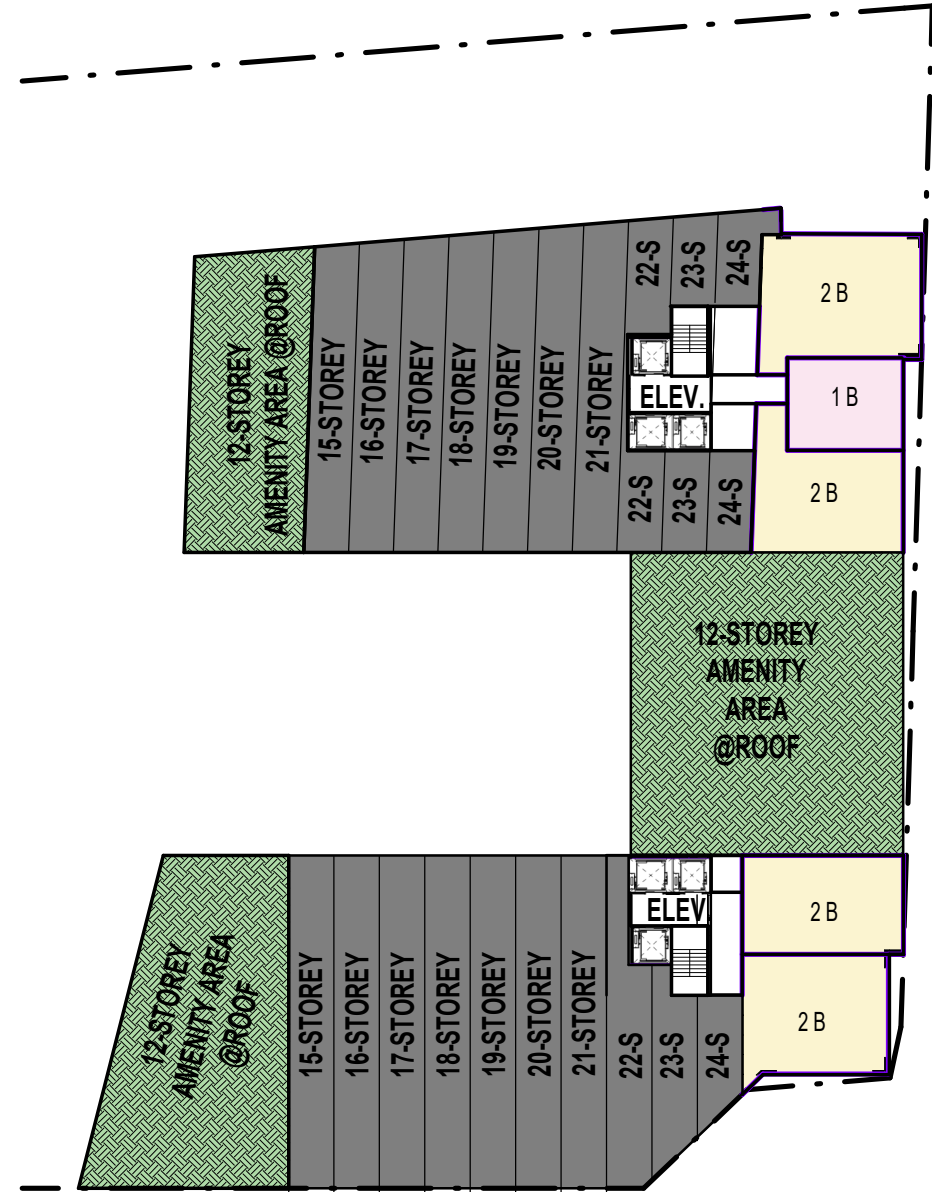
227-229 MAIN ST. SOUTH

TYPES

- 1 B
- 1 B+D
- 2 B



1 TOWER FLOOR PLAN (L13-15)
1 : 500

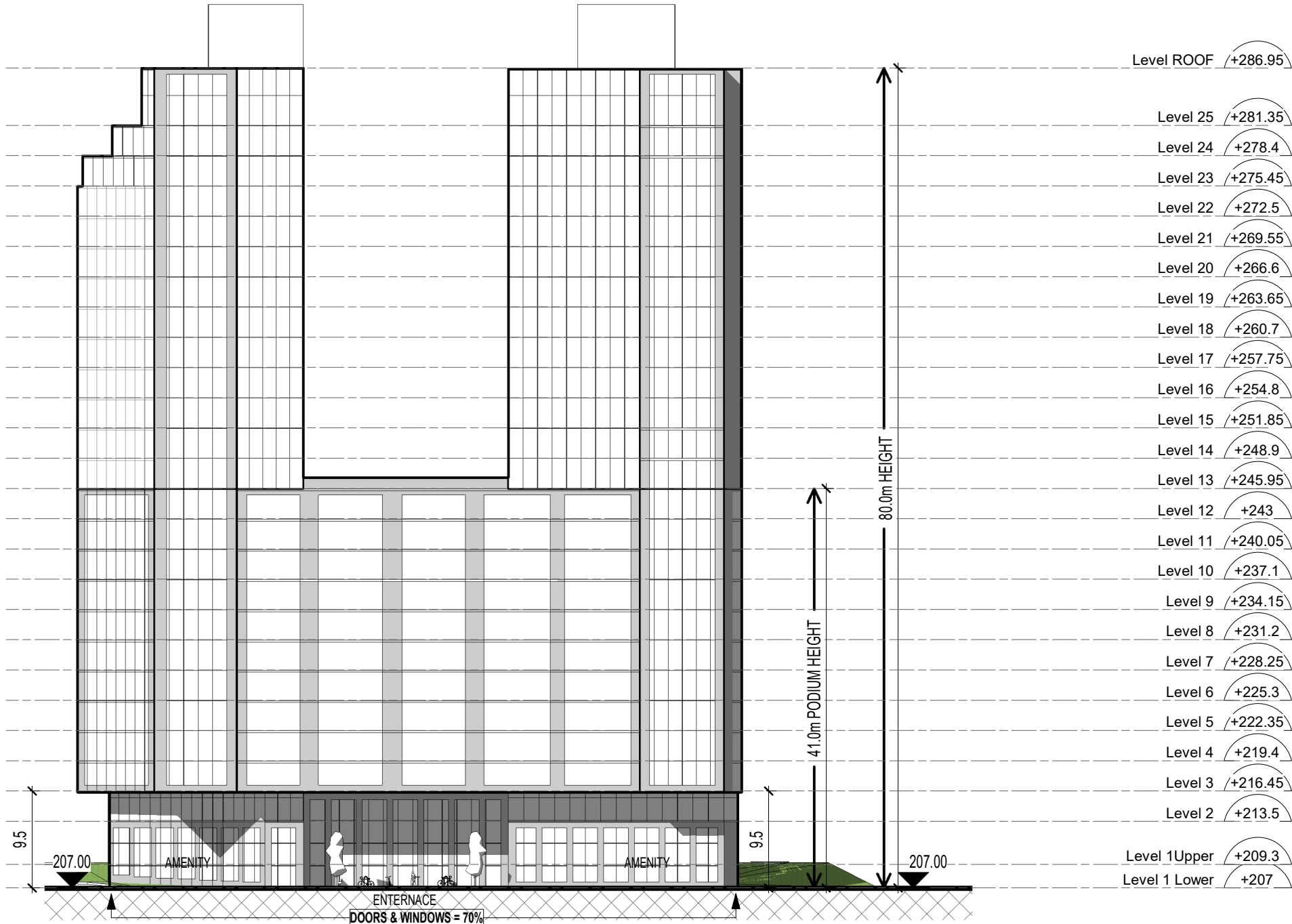


2 LEVEL 25 FLOOR PLAN
1 : 500

No	Date	Revision	By
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1	24-05-30	RE-ISSUED FOR C OF A	WL
A	24-05-22	ISSUED FOR C OF A	WL

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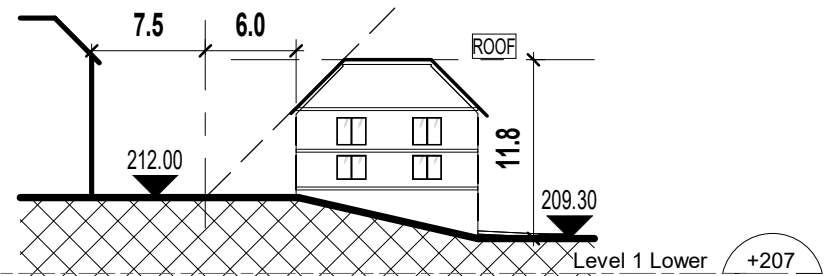
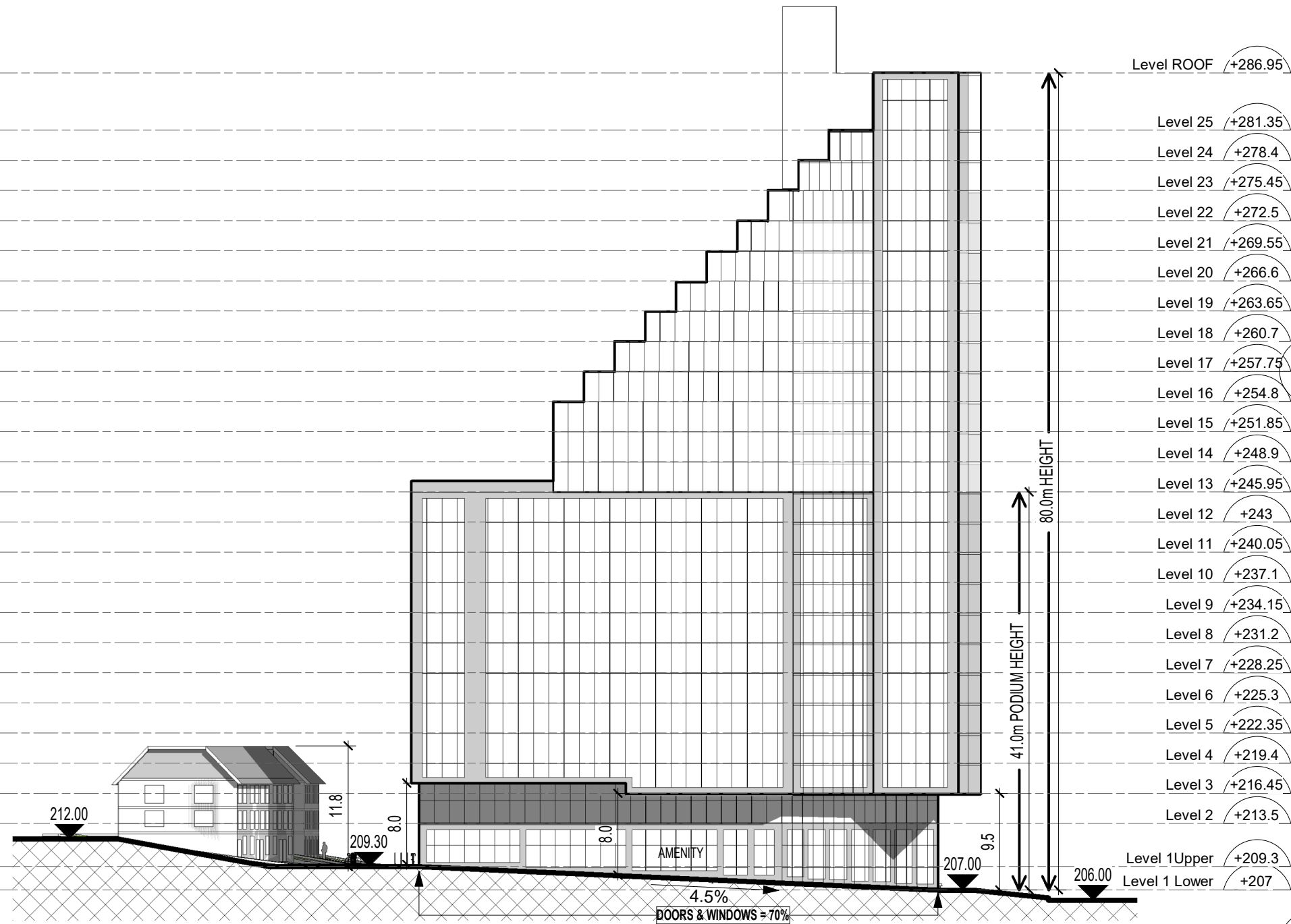
1 EAST ELEVATION
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2	24-05-30	LEVEL 25 FLOOR PLAN	WL
1	24-05-30	RE-ISSUED FOR C OF A	WL
A	24-05-22	ISSUED FOR C OF A	WL

No	Date	Revision	By
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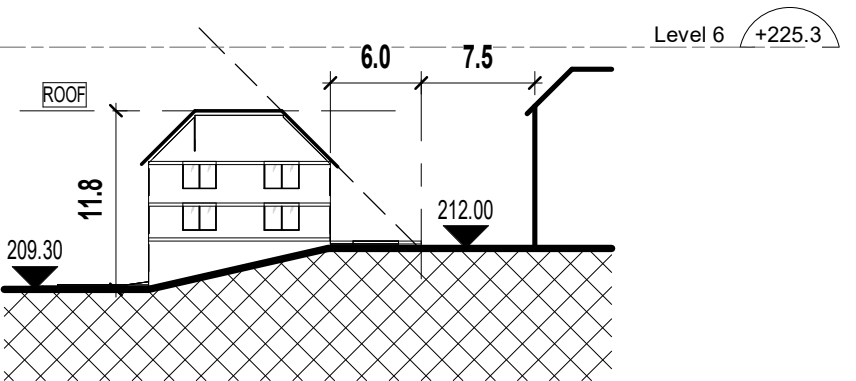
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227-229 MAIN ST. SOUTH



TOWNHOMES SOUTH ELEVATION

1 : 500



TOWNHOMES NORTH ELEVATION

1 : 500

1

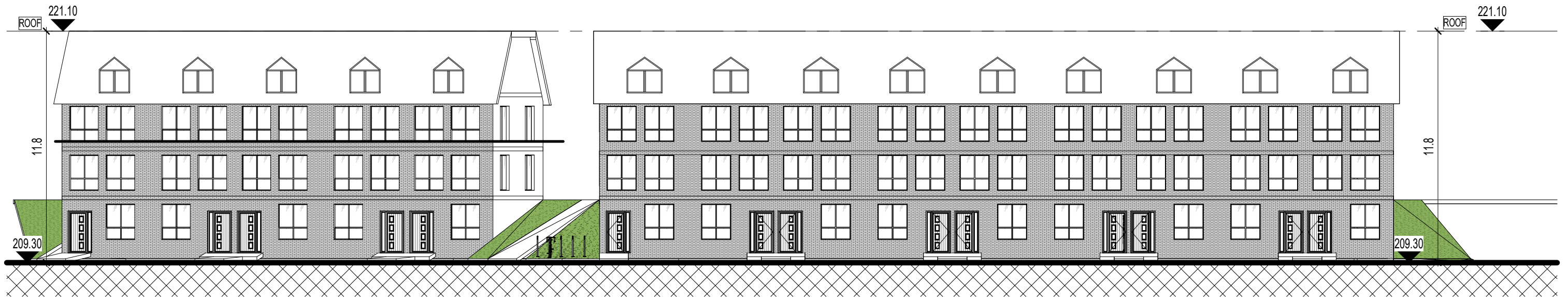
SOUTH ELEVATION

1 : 500

3

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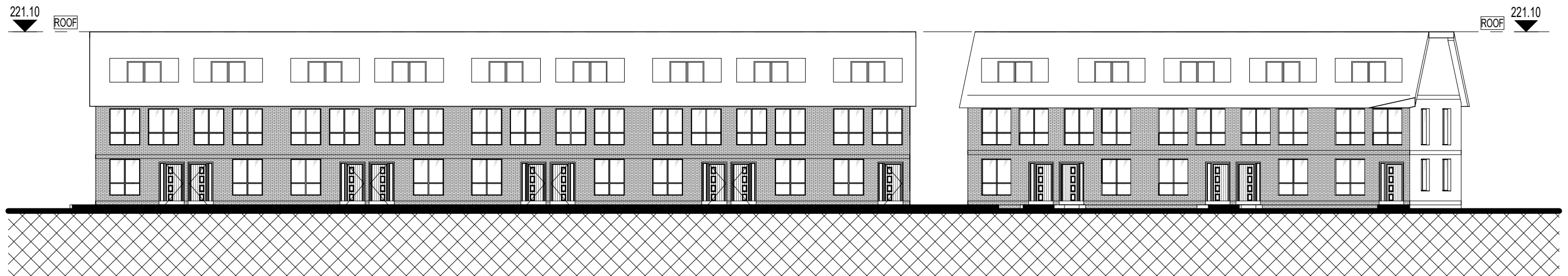
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2

TOWNHOMES EAST ELEVATION

1 : 200



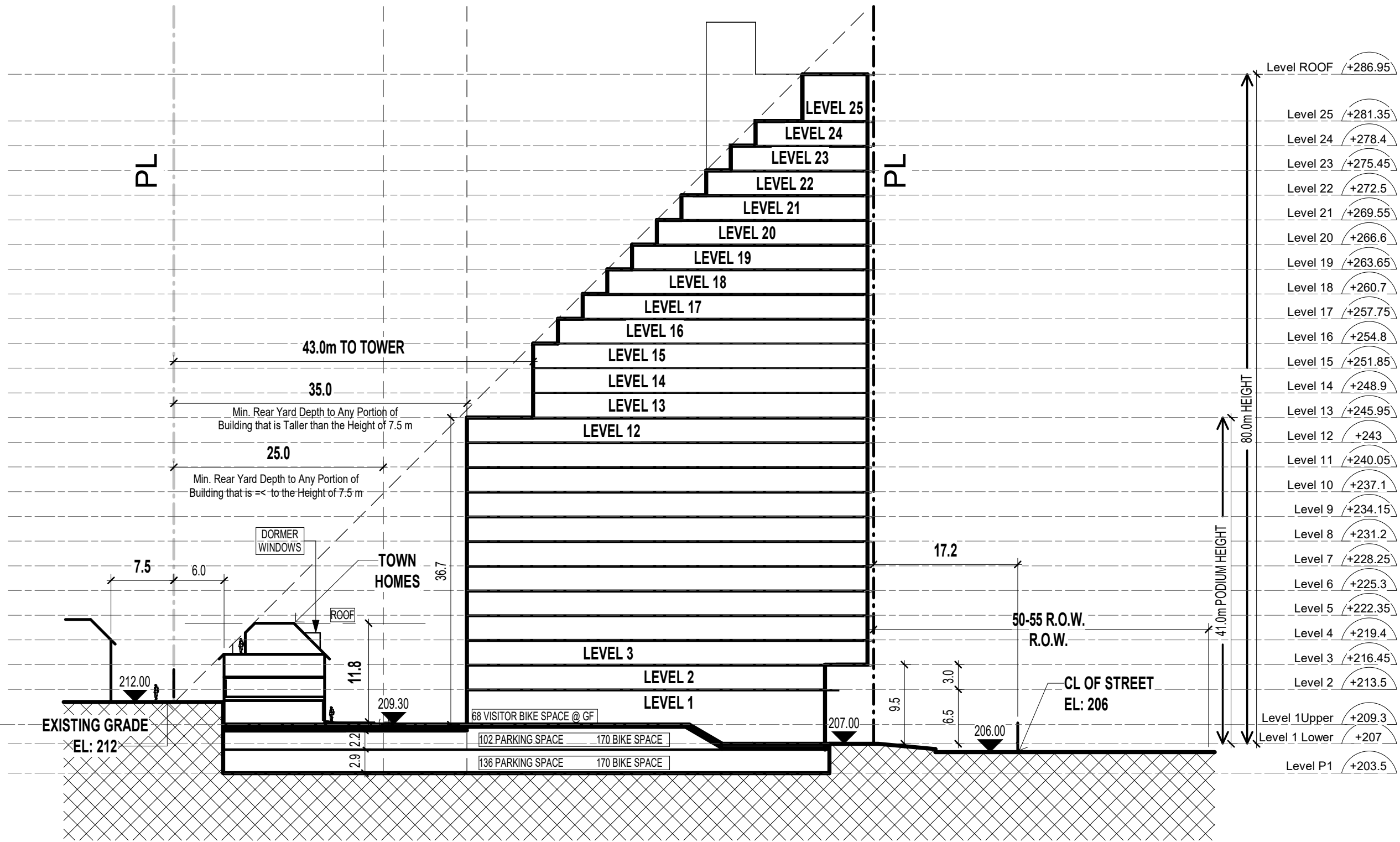
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TOWNHOMES WEST ELEVATION

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2	24-05-30	LEVEL 25 FLOOR PLAN	WL
1	24-05-30	RE-ISSUED FOR C OF A	WL
A	24-05-22	ISSUED FOR C OF A	WL

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Level ROOF	+286.95
Level 25	+281.35
Level 24	+278.4
Level 23	+275.45
Level 22	+272.5
Level 21	+269.55
Level 20	+266.6
Level 19	+263.65
Level 18	+260.7
Level 17	+257.75
Level 16	+254.8
Level 15	+251.85
Level 14	+248.9
Level 13	+245.95
Level 12	+243
Level 11	+240.05
Level 10	+237.1
Level 9	+234.15
Level 8	+231.2
Level 7	+228.25
Level 6	+225.3
Level 5	+222.35
Level 4	+219.4
Level 3	+216.45
Level 2	+213.5
Level 1 Upper	+209.3
Level 1 Lower	+207
Level P1	+203.5

1 Section 1
1 : 500

2	24-05-30	LEVEL 25 FLOOR PLAN	WL
1	24-05-30	RE-ISSUED FOR C OF A	WL
A	24-05-22	ISSUED FOR C OF A	WL

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ARCHITECT		A9	
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