<u>APPENDIX #2</u>

"PRELIMINARY"
FOR DISCUSSION PURPOSES ONLY

EXISTING INDUSTRIAL

EXISTING INDUSTRIAL

EASTERN AVENUE

109.81m

15.00m

6.00m

6.00m

Ramp to Underground

21.00m

6.00m

6.00m

6.00m

21.00m

67.99m

3-Storey Podium

48.45m

Proposed 12-Storey Mixed-Use Building 1

Proposed 12-Storey Mixed-Use Building 2

47.77m

67.25m

6.00m

6.00m

6.00m

3.00m

Waste Loading Area

6.00m

Waste Loading Area

6.00m

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	🟧	Proposed Building
🟩	Landscaping	⬜	Drive Aisle
🟩	Open Space	- - -	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	

GWD
Gagnon Walker Domes
PROFESSIONAL PLANNERS

7685 Hurontario Street
Suite 501
Brampton, Ontario
L6W 0B4
p: (905) 796-5790
tf: 1 (855) 771-7266
w: www.gwdplanners.com

EASTERN AVENUE

MASSING VIEW 1
75-77 EASTERN AVENUE
CITY of BRAMPTON,
REGION OF PEEL

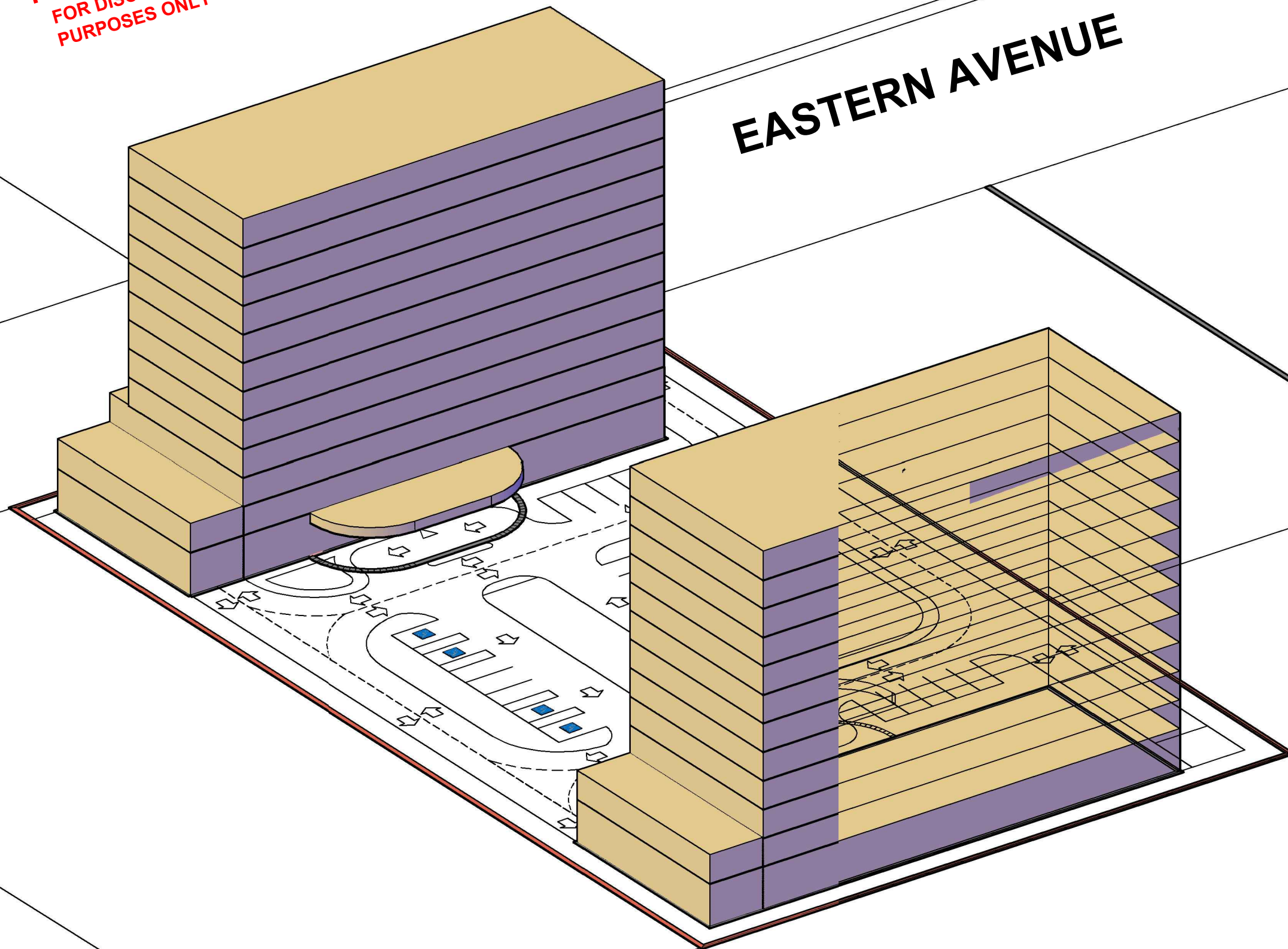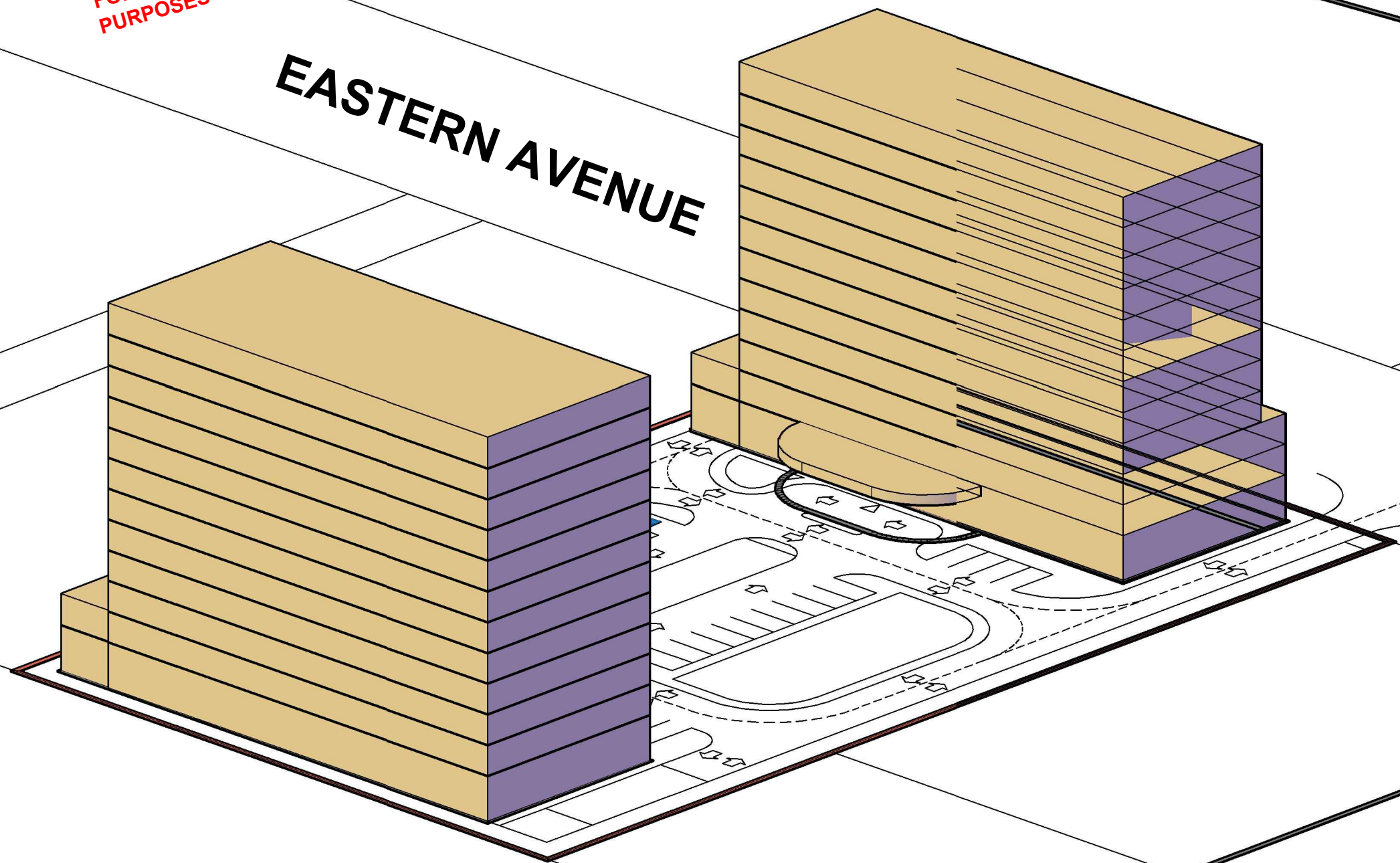| P.N.: 23.3303.00	Date: February 21, 2024	**CP1**
Scale: N.T.S	Revised:	
Drawn By: H.S.	File No.: PN 3303_ Massing Plan	

GWD
Gagnon Walker Domes
PROFESSIONAL PLANNERS

7685 Hurontario Street
Suite 501
Brampton, Ontario
L6W 0B4
p: (905) 796-5790
tf: 1 (855) 771-7266
w: www.gwdplanners.com

"PRELIMINARY"
FOR DISCUSSION
PURPOSES ONLY

EASTERN AVENUE

"PRELIMINARY"
FOR DISCUSSION
PURPOSES ONLY

EASTERN AVENUE

"PRELIMINARY"
FOR DISCUSSION
PURPOSES ONLY

EASTERN AVENUE