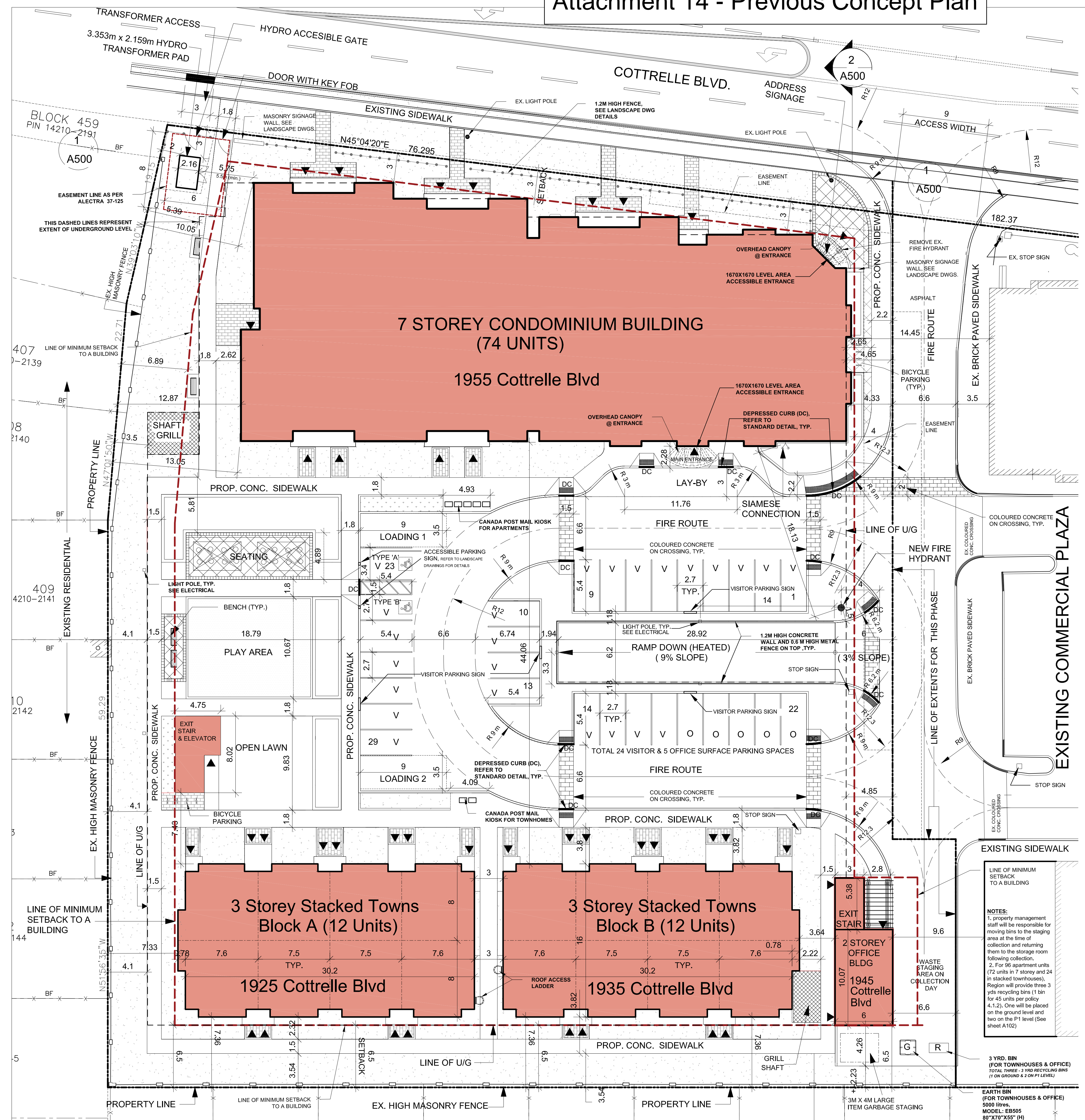


# Attachment 14 - Previous Concept Plan



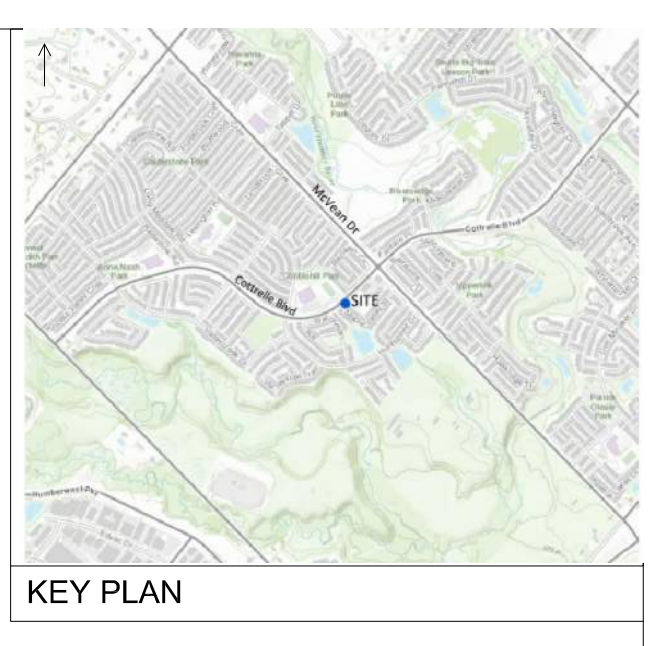
### Site Statistics

Site Area:	7,977.44 m <sup>2</sup> ±0.797ha (1.97 ac)
Total Ground Floor Apartment/Condo Floor Area:	1,477 m <sup>2</sup>
Total Ground Floor Stacked Townhouse Area:	948 m <sup>2</sup>
Total Ground Floor Office Area:	60 m <sup>2</sup>
Exit Staircase Enclosure:	49 m <sup>2</sup>
Total Building Footprint Area:	2,534 m <sup>2</sup>
Residential Units:	74 Units
Apartment / Condo =	24 Units
Townhouse =	24 Units
Total Residential Units:	98 Units
Office Units =	1

DESCRIPTION	m <sup>2</sup>	%
BUILDING AREA	2534	31.8%
LANDSCAPE & OPEN SPACE	5443.44	68.2%
DEVELOPABLE TOTAL AREA	7977.44	100%

REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE FEATURES.

REFER TO CIVIL DRAWINGS FOR ALL GRADING AND SERVICES.



### ZONING MATRIX

S. no.	PROVISION	ZONING (C2-1851)	PROVIDED
1.	Minimum area of a dwelling unit	56 sq. m	56 sq. m
2.	Minimum lot width	No Requirement	N/A
3.	Minimum lot depth	No Requirement	N/A
4.	Minimum setback to a building		
4a.	Minimum front yard setback	3.0m	3.0m
4b.	Minimum interior side yard setback	7.0m	10.05m (Condo) 7.33m (Townhouse)
4c.	Minimum exterior side yard	4.0 m	4.33m (Condo) 6.60m (office)
4d.	Minimum rear yard setback	6.5m	7.36m (Townhouse) 6.50m (office)
4e.	Minimum setback to a hydro transformer	5.5m	5.5m
4f.	Minimum setback to hydro transformer encloser	2.0m	N/A
5.	Minimum Landscape Setbacks		
5a.	Minimum front yard setback	3.0m	3.0m
5b.	Minimum interior side yard setback	3.0m	3.25m
5c.	Minimum exterior side yard	0.0m	0.0m
5d.	Minimum rear yard setback	1.6m	1.65m
6.	Maximum FSI	1.5	1.29
7.	Maximum number of apartment units	72	74
8.	Maximum number of stacked towns	24	24
9.	Permitted yard encroachments		
9a.	Window bays, with or w/o foundation	1.0m	-
9b.	Decks/ balconies	1.5m	-
9c.	Porches and exterior stairs	2.0m	-
9d.	courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies	0.6m	-
9e.	Entry feature columns	0m	-
10.	Minimum below grade Setbacks		
10a.	Front yard setback	2.5m	3.0m
10b.	Interior side yard setback	3.0m	5.33m
10c.	Exterior side yard	4.2m	4.91m
10d.	Rear yard setback	6.5m	6.50m
11.	Maximum height	26m	25.6m
12.	Maximum lot coverage	45%	31.8%
13.	Minimum landscape and Open space	40%	68.20

### GFA CALCULATION

Floor	Bldg Area (SM)	GFA (SM)
<b>Condominium building</b>		
1st floor	1476.80	1272.74
2nd floor	1445.66	1445.66
3rd floor	1388.40	1388.40
4th floor	1250.98	1250.98
5th floor	1085.74	1085.74
6th floor	657.73	657.73
7th floor	503.00	503.00
Sub-Total	7808.31	7604.25
<b>Office building</b>		
1st floor	60	54
2nd floor	60	54
Sub-Total	120	108
<b>Townhouse</b>		
1st floor		948
2nd floor		948
3rd floor		694
Sub- Total		2590.0
<b>Total</b>		<b>10302.25</b>
<b>Lot area</b>		<b>7977.44</b>
<b>FSI</b>		<b>1.29</b>

CITY OF BRAMPTON ZONING BY-LAW 671 (2017) FLOOR AREA, GROSS RESIDENTIAL shall mean the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, veranda, unfinished attic, basement or any floor area used for building maintenance or service equipment, loading area, common laundry facilities, common washroom, common children's play area, recreation area, parking of motor vehicles, or storage.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. IT SHALL NOT BE USED FOR ADDITIONS OR ALTERATIONS TO THE PROJECT OR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S PERMISSION IN WRITING.

DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

### DRAWINGS NOT TO BE SCALED

Rev. Iss.	By	Description	Date YY-MM-DD
8		Re-issued for SPA	23-08-15
7		Minor Variance	23-06-21
6		Landscape/ Shoring Adjustment	23-01-19
5		SPA comments - Revision 2	22-12-20
4		SPA comments - Revision 1	22-10-26
3		Correction on property line	22-08-22
2		Revision for Transformer Pad	22-08-10
1		ISSUED FOR SPA	22-07-05

Revision / Issue Schedule

**KBA INC. KISHOR BHATTARAI & ASSOCIATES (KBA) INC.**

17 Newcastle Cres. Brampton Ontario L6S3Z1  
Tel: 905-865-1546 e-mail: kb@kba-architect.ca  
www.kba-architect.ca

### Suite Matrix & Parking Calculations

SUITE TYPE	FLOOR							TOTAL	Accessible	Accessible %	Parking Rate	Parking Req.
	1st	2nd	3rd	4th	5th	6th	7th					
1 BED	1							1			1.25	1.25
1 BED +D	5	4	4	2	2			17	4	22%	1.25	21.25
2 BED	1	2	2	2	6	1		14			1.40	19.60
2 BED +D	3	3	4	3	1			14	6	21%	1.40	19.60
3 BED	2	5	4	5	3	5	4	28	5	18%	1.75	49.00
<b>Total</b>	<b>12</b>	<b>14</b>	<b>14</b>	<b>12</b>	<b>12</b>	<b>6</b>	<b>4</b>	<b>74</b>	<b>15</b>	<b>20%</b>		<b>110.70</b>

SUITE TYPE	No. of units	Parking Rate	Parking Req.
1 BED	8	1.25	10.00
2 BED	8	1.40	11.20
3 BED	8	1.75	14.00
<b>Total</b>	<b>24</b>		<b>35.20</b>

Office - 120 sm - provided on surface	1 per 25 sm	5
Visitors - for 74 apartment & 24 townhouse units - provided on surface	0.25 per unit	24
<b>Total Parking required</b>		<b>174.90</b>
<b>Total Parking provided (Round number)</b>		<b>175</b>
<b>Total Parking Provided - 29 ON SURFACE &amp; 149 UNDERGROUND</b>		<b>178</b>
Loading Space Provided	2	2

**PROPOSED SITE PLAN**

PROJECT: Valley Creek Condominium SPA # 2022-0130

1925-1955 COTTRELLE BOULEVARD  
BRAMPTON, ON L6P 2Z8

DRAWING TITLE: PROPOSED SITE PLAN

BY: AS | CHECK: KB | ISSUED FOR: SPA

PROJECT NO.: 22-016 | SHEET NO.: A101

SCALE: 1:200

DATE: May 24, 2022