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24-11-2020	-	OFFICIAL PLAN/ZONING
DATE	No.	ISSUE

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SKIRA & ASSOCIATES LTD
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STYBROS BARRON KING
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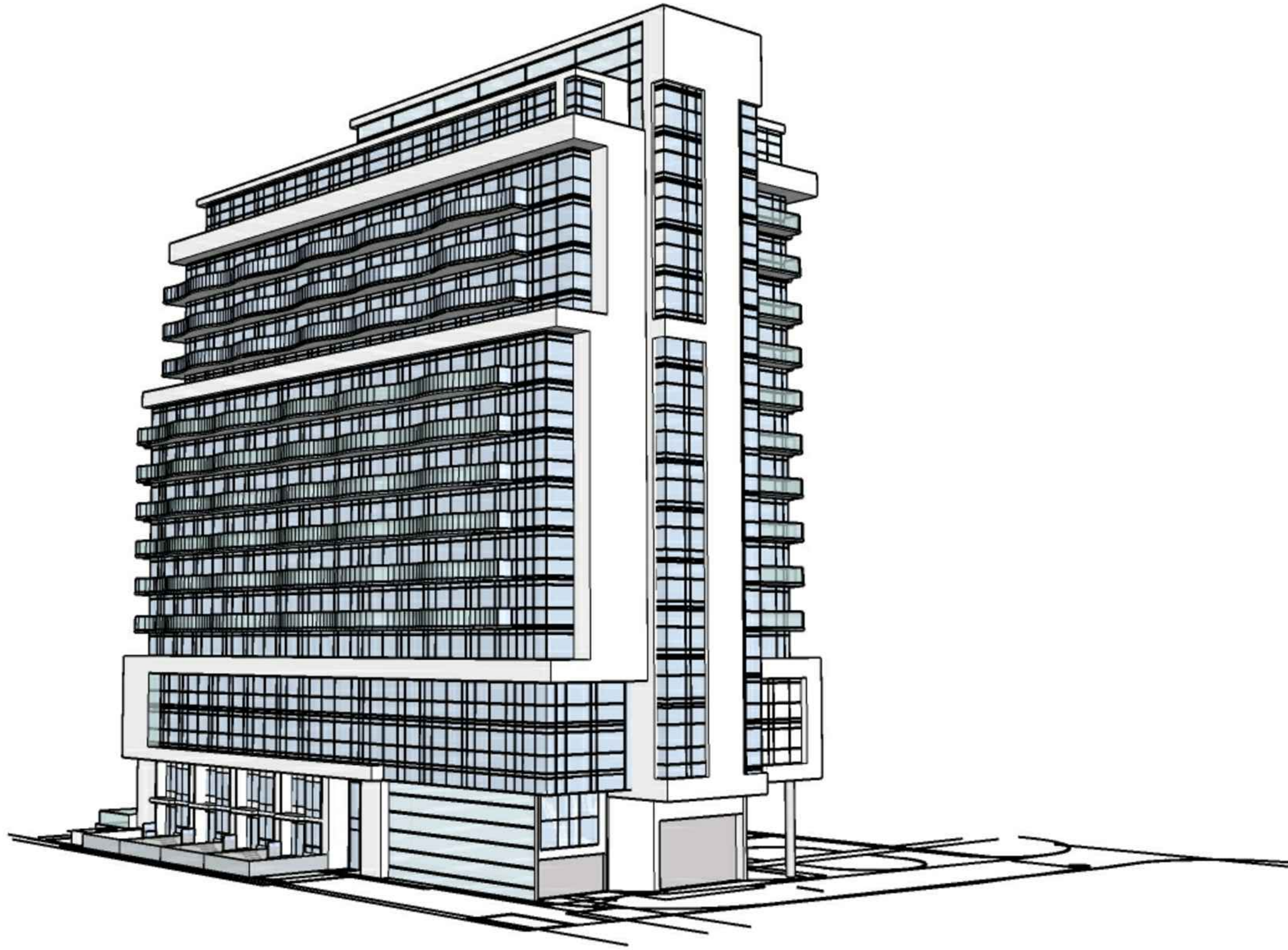
OWNER:

UMBRIA DEVELOPERS
PROJECT NAME:
1030 QUEEN ST. W.
BRAMPTON, ON

DRAWING TITLE:
MASSING MODEL

PRINT DATE: **NOV. 24, 2020**

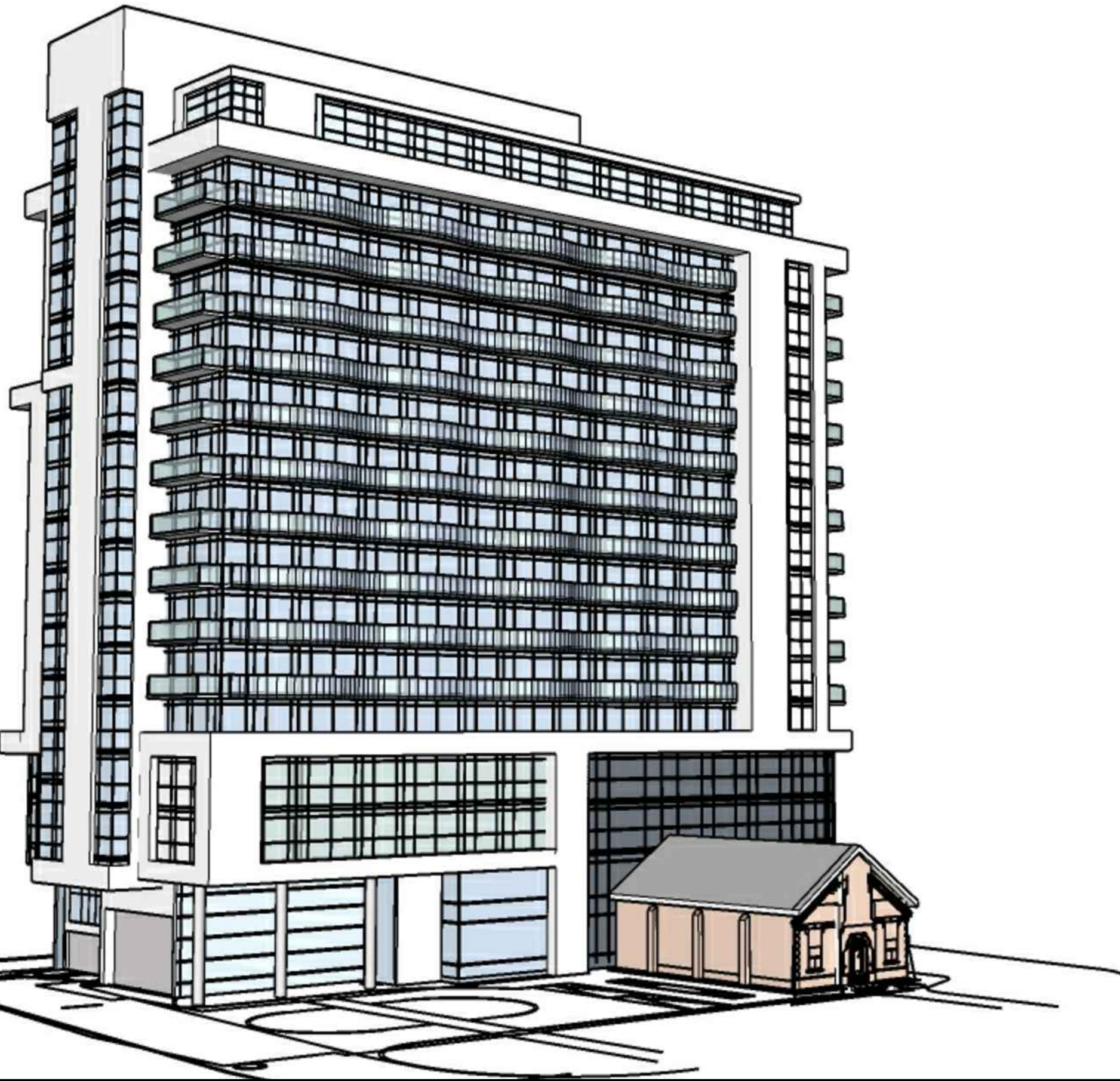
PROJ. No.:	1069	DEV. APPLICATION No.
SCALE:	N.T.S	DWG NO.
DRAWN:	DT, PS	A-1.2



④ NORTH WEST VIEW



② NORTH EAST VIEW



③ SOUTH WEST VIEW



① SOUTH EAST VIEW

Appendix 1B

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Date:

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Revisions:		No.:	Revision:	Date:
1	Revision 1			Date 1

No.:	Issued For: Rezoning	Sept 13, 2021
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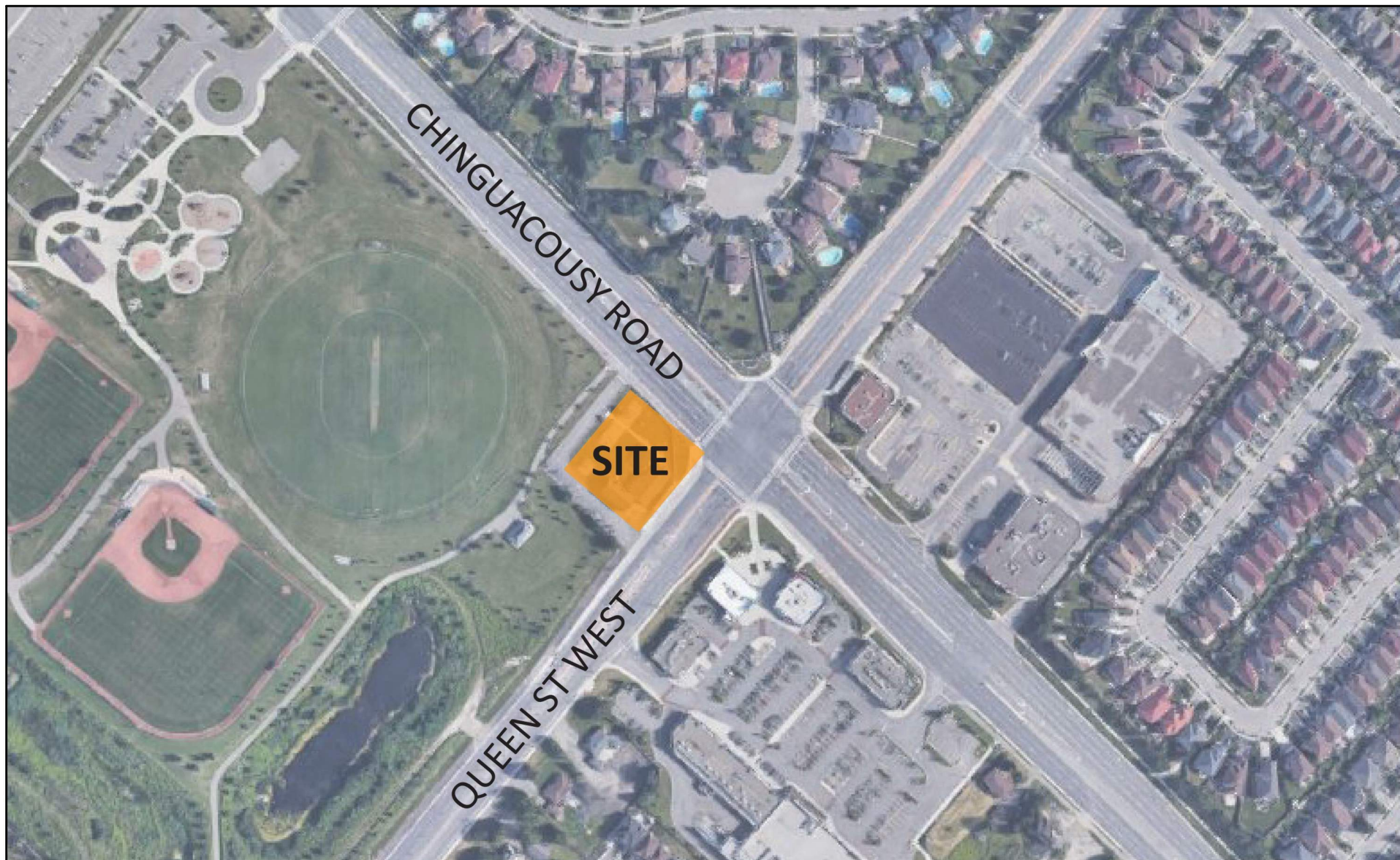
Client:
Umbria Development Group

1030 Queen Street West, Brampton ON
Proposed Residential Development

Drawing Title:
Site Plan

Scale:
1 : 200
Drawn by:
J.A.
Checked by:
S.M.
Project No.:
21036
Date:
Jan 28, 2022
Drawing No.:

dA1.0



Context Plan **3**
NTS dA1.0

1030 QUEEN ST - RESIDENTIAL DEVELOPMENT Brampton, Ontario Proposed Residential Development

Project Statistics
January 28, 2022
Project No. 21-036-10

1.0	Site Areas	acres	sq. m.	sq. ft.
	Original Site Area (approximate)	0.8476	3,430	36,920
	Road Widening	0.1013	410	4,413
	NET SITE AREA	0.7463	3,020	32,507

2.0	GFA	sq. m.	sq. m.	sq. ft.
2.1	Proposed GFA - Residential (14 Storey Building)			
	Level 1	1 x 1,027	1,027.00	11,055
	Level 2	1 x 1,134	1,134.00	12,206
	Level 3	1 x 1,444	1,444.00	15,543
	Level 4	1 x 1,363	1,363.00	14,671
	Levels 5 to 6	2 x 1,404	2,808.00	30,225
	Levels 7 to 8	2 x 1,337	2,674.00	28,783
	Levels 9 to 10	2 x 1,330	2,660.00	28,632
	Level 11	1 x 1,188	1,188.00	12,788
	Level 12	1 x 1,050	1,050.00	11,302
	Level 13	1 x 890	890.00	9,472
	Level 14	1 x 760	760.00	8,181
	Mechanical Penthouse	1 x 200	200.00	2,153
	GFA Building A		17,188.00	185,010.09

3.0	DENSITY	Total GFA	Development Site Area (sq.m.)	FSI
	Proposed FSI	17,188.00	+ 3,020.00	5.69

4.0	Unit Count	1 BR	2 BR	3 BR	No. of Units
	Unit Count - 14 Storey Residential				
	Level 1	1 x 7	0	0	7
	Level 2	1 x 12	3	0	15
	Levels 3 to 6	4 x 14	5	0	76
	Level 7	4 x 11	5	1	68
	Level 11	1 x 7	3	4	14
	Level 12	1 x 5	5	2	12
	Level 13	1 x 4	3	3	10
	Level 14	1 x 0	2	4	6
	Total Unit Count - 14 Storey Residential	135	56	17	208
	Percentage	64.9%	26.9%	8.2%	100.0%

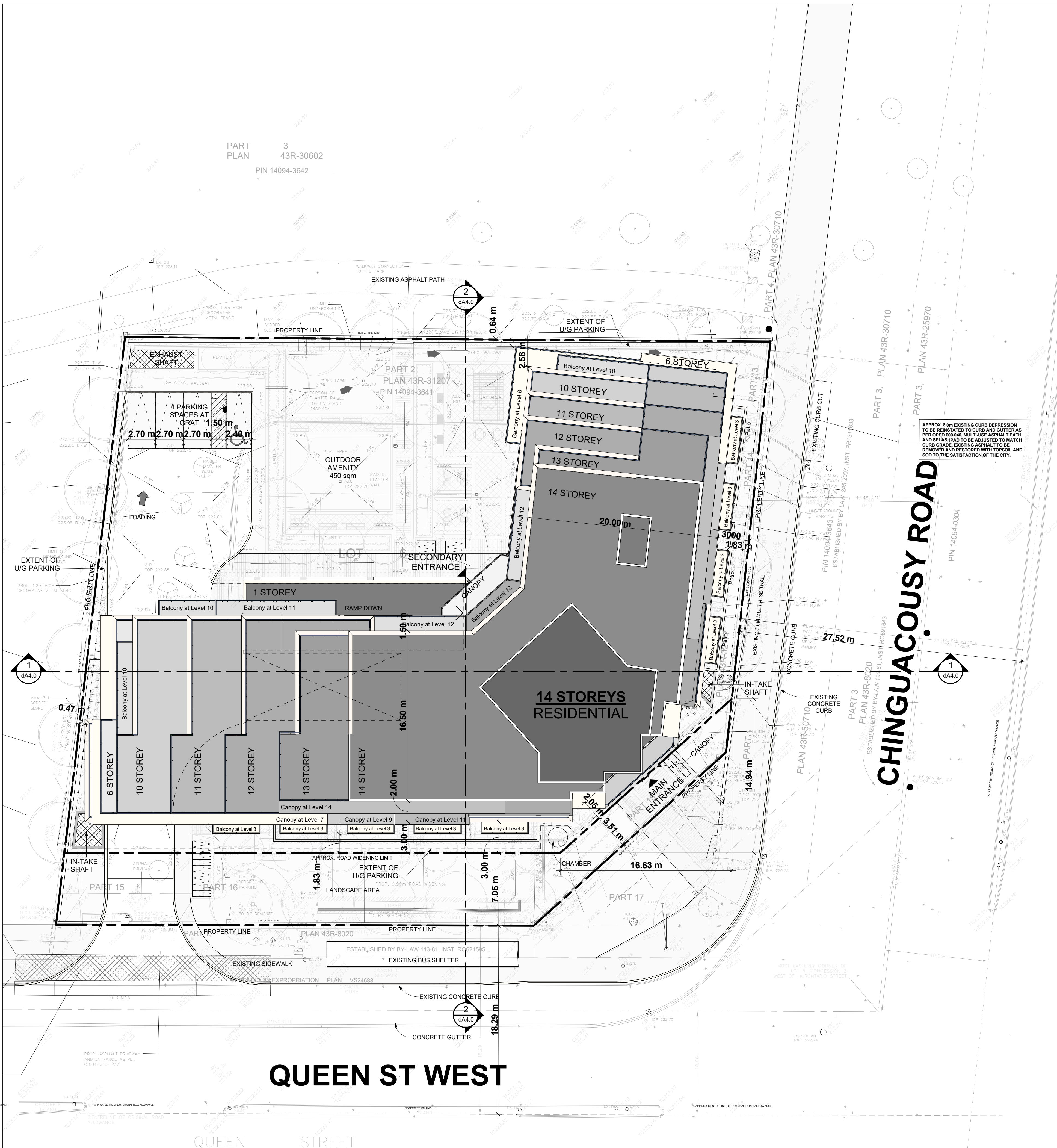
5.0	Amenity Area	sqm
	Amenity Area Provided Building A	
	Outdoor Amenity at Grade	450
	Indoor Amenity Level 1	225
	Total Amenity Area Provided	675

6.0	Parking	Accessible Parking spaces	Parking spaces	Total
	Parking Provided			
	P1	1	62.00	63
	P2	2	69.00	71
	P3	2	71.00	73
	Surface Parking	1	3.00	4
	Total Parking Provided			211

Parking Provided Ratio	Parking Ratio	Total
Residents Parkings	0.85	179
Visitors Parkings	0.15	32
Total Total Parking Provided		211

7.0	Bicycle Parking	Parking Spaces
	Bicycle Parking Provided - Residential	
	P3	0
	P2	0
	P1	86
	Level 1	16
	Total Bicycle Parking Provided - Residential	102

8.0	Coverage	Development Site Area (sq.m.)	Coverage Area (sq.m.)
	Coverage		
	Building Coverage Area	1332	
	Landscape Area	3,020.00	1200
	Paved Area	3,020.00	488



Site Plan **1**
1 : 200 dA1.0

Appendix 1C
View From South-east

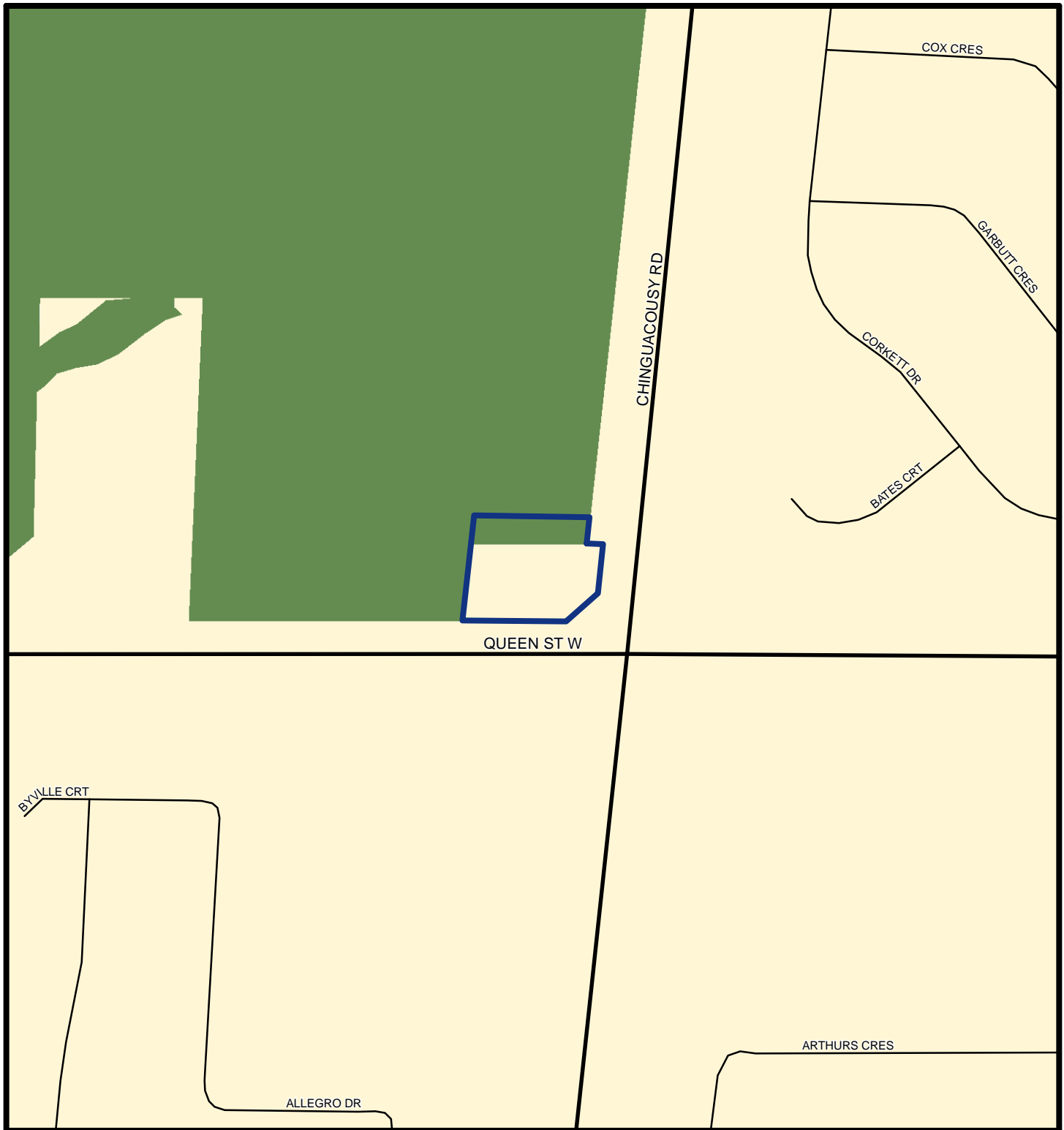






- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE
- SCHOOLS



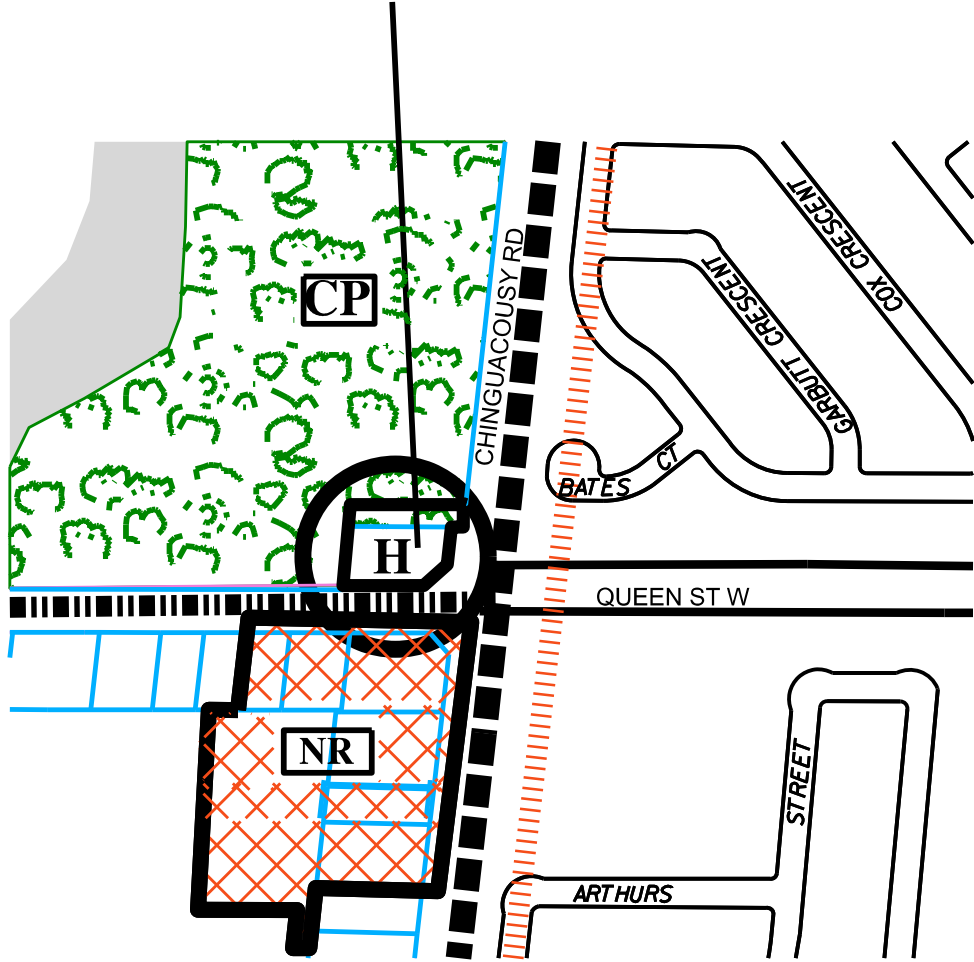


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LAND
- RESIDENTIAL
- OPENSPACE



SUBJECT LANDS



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

RESIDENTIAL



Low Density 2

COMMERCIAL



Neighbourhood Retail



Secondary Plan Boundary

OPEN SPACE



Secondary Valleyland



Community Park

INFRASTRUCTURE



Major Arterial Roads



Minor Arterial Roads



Heritage Resource



BRAMPTON
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



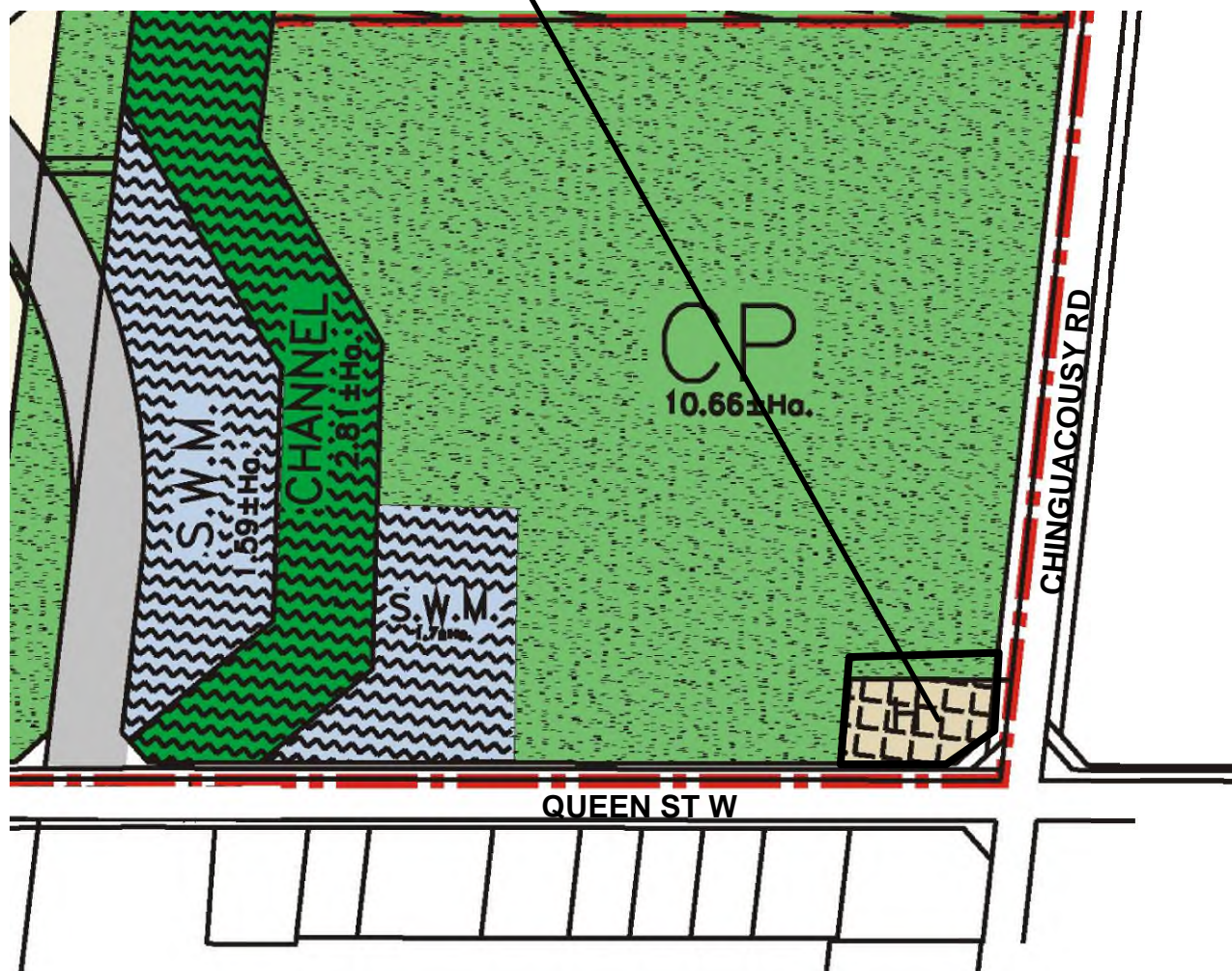
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Date: 2022 05 18

APPENDIX 4 SECONDARY PLAN DESIGNATIONS











GLEN SCHNARR AND ASSOCIATES
12148048 CANADA INC.

CITY FILE: OZS-2020-0034

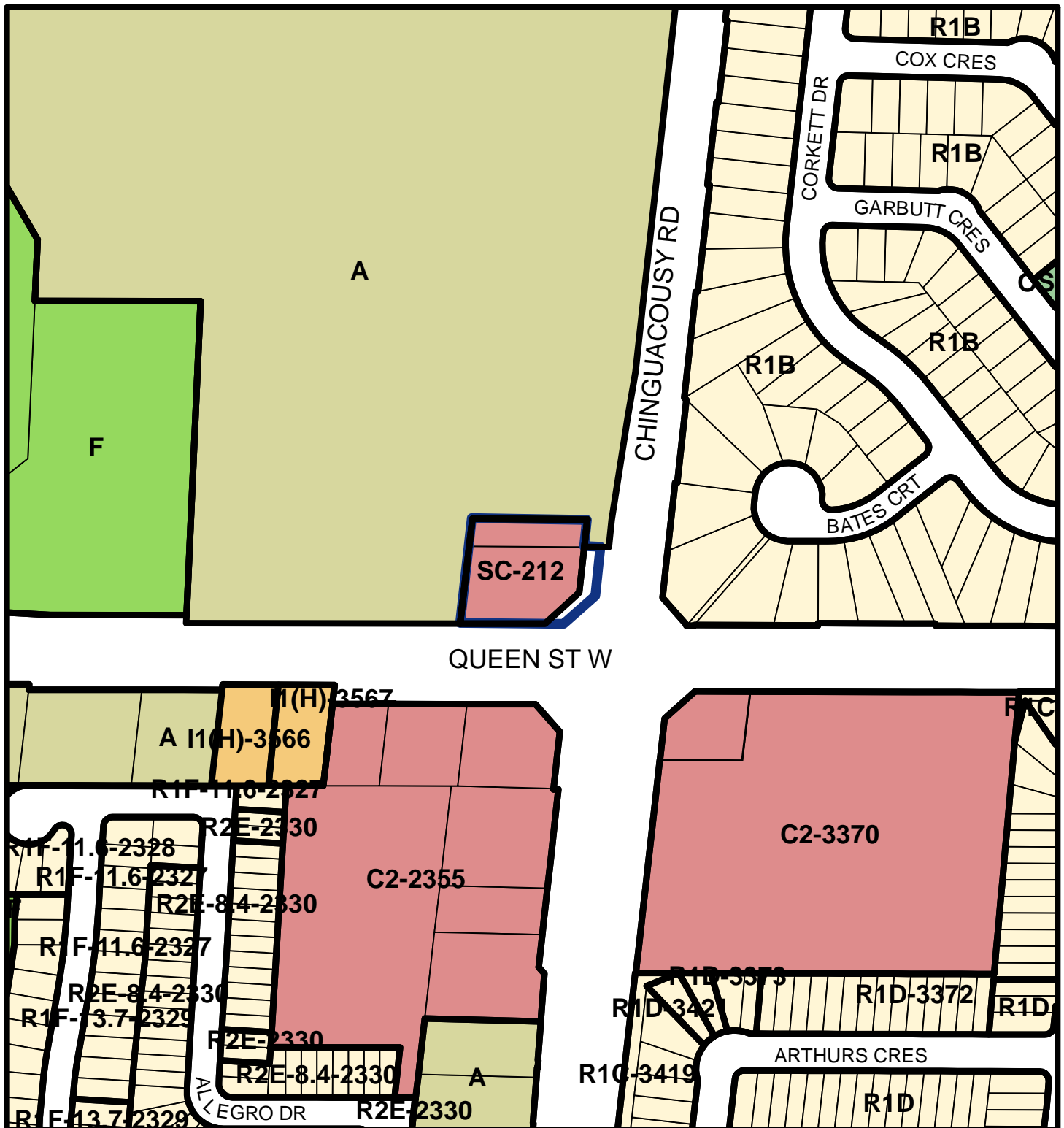
SUBJECT LANDS



EXTRACT FROM BLOCK PLAN 45-3 OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY BLOCK PLAN

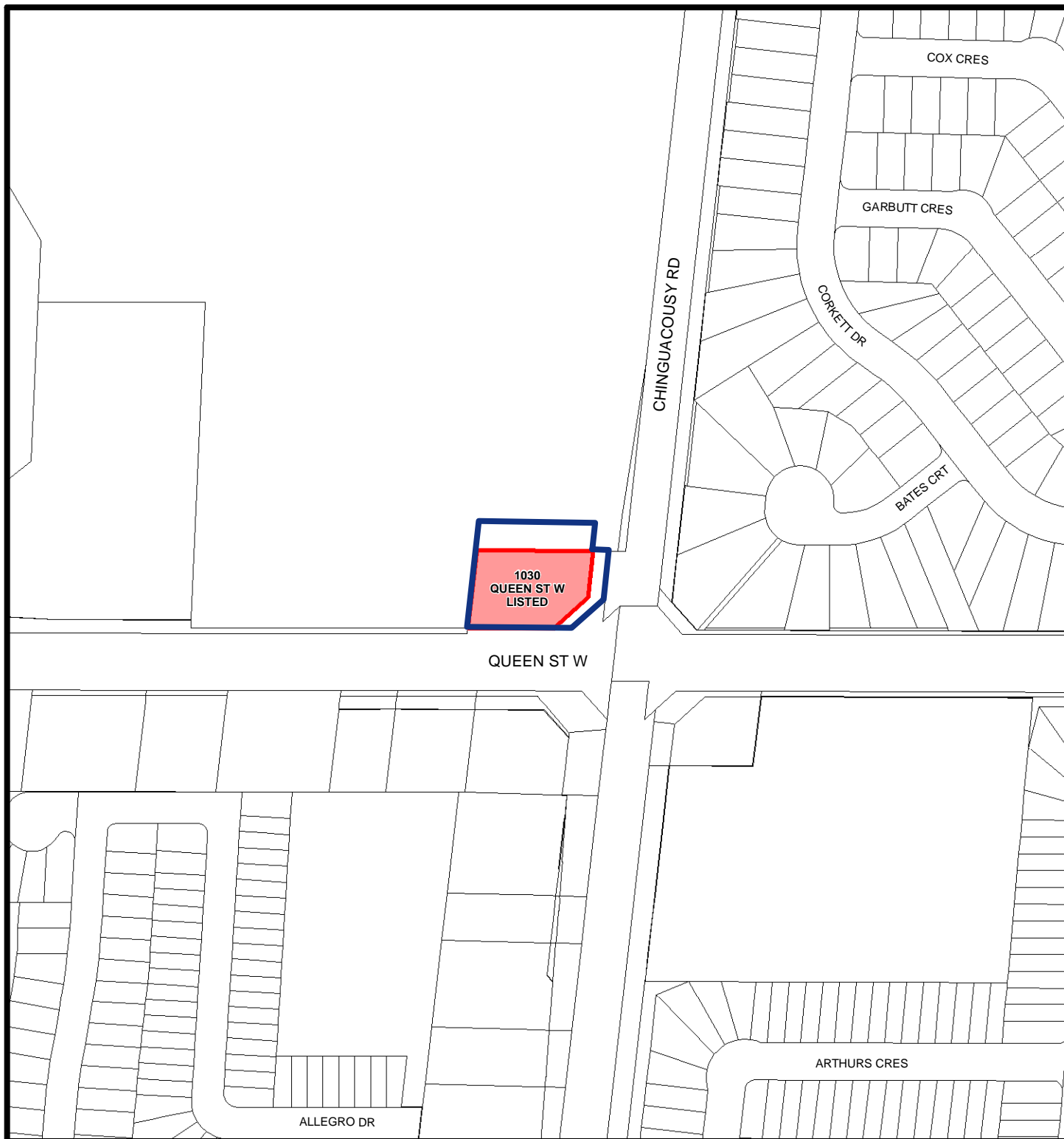
- | | | | |
|--|------------------------|---|-------------------------------|
|  | RESIDENTIAL | | |
|  | STORM WATER MANAGEMENT | | |
|  | SCHOOL | | |
|  | PARK | | |
|  | VALLEY |  | HERITAGE |
|  | WOODLOT |  | PLACE OF WORSHIP |
|  | COMMERCIAL |  | AREA SUBJECT TO TERTIARY PLAN |





APPENDIX 5



- SUBJECT LAND
- COMMERCIAL
- OPEN SPACE
- RESIDENTIAL
- AGRICULTURAL
- FLOODPLAIN





- | | | | |
|--|--------------|---|---------------------------------|
|  | SUBJECT LAND |  | HERITAGE PROPERTIES OUTSIDE 50M |
|  | CITY LIMIT |  | HERITAGE PROPERTIES WITHIN 50M |





AERIAL PHOTO DATE: SPRING 2021

Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
	COMMERCIAL		OPEN SPACE		UTILITY		
	INDUSTRIAL		RESIDENTIAL				

