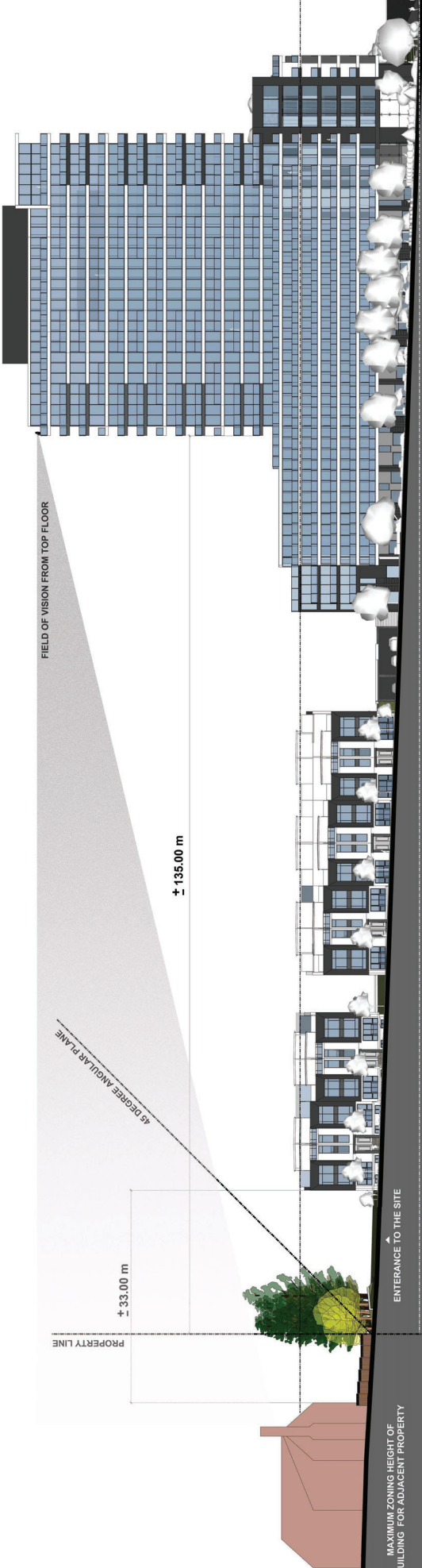

Applicants'
Angular Plane Analysis

Cal-Markell (Caliber Homes)

Angular Plane Analysis

1724 & 1730 Queen Street West

- MECH. ROOF
- LEVEL 16 (17.5m)
- LEVEL 17 (19.0m)
- LEVEL 18 (20.5m)
- LEVEL 19 (22.0m)
- LEVEL 20 (23.5m)
- LEVEL 21 (25.0m)
- LEVEL 22 (26.5m)
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- LEVEL 47 (64.0m)
- LEVEL 48 (65.5m)
- LEVEL 49 (67.0m)
- LEVEL 50 (68.5m)
- MECH. ROOF (69.5m)
- MECH. ROOF (70.5m)
- LEVEL 51 (72.0m)
- LEVEL 52 (73.5m)
- LEVEL 53 (75.0m)
- LEVEL 54 (76.5m)
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- MECH. ROOF (199.0m)
- MECH. ROOF (200.0m)



MAXIMUM ZONING HEIGHT OF BUILDING FOR ADJACENT PROPERTY

ENTRANCE TO THE SITE

GRADE @ QUEEN STREET

FIELD OF VISION FROM TOP FLOOR

± 135.00 m

45 DEGREE ANGULAR PLANE

± 33.00 m

PROPERTY LINE

ADJACENT WOOD LOT

10m ENVIRONMENTAL SETBACK FROM WOOD LOT

QUEEN STREET WEST

ELBERN MARKELL DRIVE

APPLICATION NUMBER:
APPLICATION NUMBER:

LOCAL DISCRETIONARY ZONING BY-LAW NO. 2137, 2019, AS AMENDED
PART 1 TO 6, 10m ENVIRONMENTAL SETBACK FROM WOOD LOT
CITY OF BRAMPTON, ONTARIO

LOCAL DISCRETIONARY ZONING BY-LAW NO. 2137, 2019, AS AMENDED
PART 1 TO 6, 10m ENVIRONMENTAL SETBACK FROM WOOD LOT
CITY OF BRAMPTON, ONTARIO

SITE STATISTICS

PARENT BY-LAW: BRAMPTON BY-LAW 270-2004
SITE-SPECIFIC BY-LAW:
ZONING DESIGNATION: RHMT ZONE

W/ SITE AREA	20,246 sq.m. (65.00 ac) [2.02 ha]																														
WOODLOT BUFFER AREA	2,025 sq.m. (6.50 ac) [0.20 ha]																														
NET LOT AREA	18,223 sq.m. (45.50 ac) [1.82 ha]																														
PROPOSED DENSITY	650 units / 1.82 ha = 357 units per hectare (ha)																														
FLOOR AREA-A (GFA)	<table border="1"> <tr> <td>BLOCK 1</td> <td>BLOCK 2</td> <td>BLOCK 3</td> <td>BLOCK 4</td> <td>BLOCK 6</td> </tr> <tr> <td>BACK-TO-BACK 3.5 STOREY TOWNHOUSE (3710 SQ.M.)</td> <td>BACK-TO-BACK 3.5 STOREY TOWNHOUSE (3710 SQ.M.)</td> <td>BACK-TO-BACK 3.5 STOREY TOWNHOUSE (3710 SQ.M.)</td> <td>BACK-TO-BACK 3.5 STOREY TOWNHOUSE (3710 SQ.M.)</td> <td>CONDO (4000 SQ.M.)</td> </tr> <tr> <td>2,566 sq.m.</td> <td>1,710 sq.m.</td> <td>2,775 sq.m.</td> <td>1,710 sq.m.</td> <td>2,565 sq.m.</td> </tr> <tr> <td colspan="5">TOTAL GFA (16,366 SQ.M.)</td> </tr> <tr> <td colspan="5">GROSS FLOOR AREA (16,366 SQ.M.)</td> </tr> <tr> <td colspan="5">TOTAL GFA (16,366 SQ.M.)</td> </tr> </table>	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 6	BACK-TO-BACK 3.5 STOREY TOWNHOUSE (3710 SQ.M.)	BACK-TO-BACK 3.5 STOREY TOWNHOUSE (3710 SQ.M.)	BACK-TO-BACK 3.5 STOREY TOWNHOUSE (3710 SQ.M.)	BACK-TO-BACK 3.5 STOREY TOWNHOUSE (3710 SQ.M.)	CONDO (4000 SQ.M.)	2,566 sq.m.	1,710 sq.m.	2,775 sq.m.	1,710 sq.m.	2,565 sq.m.	TOTAL GFA (16,366 SQ.M.)					GROSS FLOOR AREA (16,366 SQ.M.)					TOTAL GFA (16,366 SQ.M.)				
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NUMBER OF UNITS	<table border="1"> <tr> <td>STACKED TOWNHOUSE</td> <td>130</td> </tr> <tr> <td>APARTMENT BUILDING</td> <td>520</td> </tr> </table>	STACKED TOWNHOUSE	130	APARTMENT BUILDING	520																										
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2.0 LOT STANDARDS

ZONING STANDARD	REQUIRED MINIMUM IN METRIC AS REQUIRED	PROPOSED
MINIMUM LOT AREA	0.4 ha	1.82 ha
MINIMUM LOT WIDTH	45 m	76.3 m **
MAXIMUM BUILDING HEIGHT	10.6 m	STACKED TOWN: 13.1 m APARTMENT BLDG: 57.2 m
GROSS FLOOR AREA*	SEE NOTE	
FRONT YARD	12 m	2.0 m
INTERIOR SIDE YARD	7.5 m	2.0 m
EXTERIOR SIDE YARD	7.5 m	2.0 m
REAR YARD	15 m	3.25 m

3.0 PARKING

ZONING STANDARD	REQUIRED** RESIDENT / 10 PSUNT RESIDENT / 85 PSUNT	PROPOSED** RESIDENT / 10 PSUNT RESIDENT / 85 PSUNT
STACKED TOWN	130 UNITS 856	143
APARTMENT BUILDING	520 UNITS 624	572
GRAND TOTAL	780	715

**INCLUDES 75% ACCESSIBLE PARKING SPACES (TYPE A & TYPE B)

BIKES STORAGE SIGN
VAN ACCESSIBLE PARKING SIGN
FIRE ROUTE
ACCESSIBLE PARKING SIGN
BY PERMIT ONLY

1 SITE PLAN
SCALE: 1:350

Parking Category	Count
P3: APARTMENT	
APARTMENT RESIDENT	171
P2: APARTMENT	
APARTMENT RESIDENT	100
P3: TOWNHOUSE	
APARTMENT RESIDENT	75
TOWNHOUSE RESIDENT	117
P1: APARTMENT	
APARTMENT RESIDENT	88
APARTMENT VISITOR	18
TOWNHOUSE VISITOR	11
GRAND TOTAL	572
Grand Total: 715	



4 ASPECTIVE

ELBERN MARKELL DR. - QUEEN ST. STREET

BRAMPTON DEVELOPMENTS INC.

1800 Woodbine Avenue, Suite 100, Markham, ON L3R 9W7
Tel: (905) 947-7737 Fax: (905) 947-7738 email: info@aspective.ca

SITE PLAN
2022.07.25

DATE: 2022.07.25

A1.1

Royal Pine Homes & Denford Estates

Angular Plane Analysis

1402 & 1420 Queen Street West



CONTEXT MAP



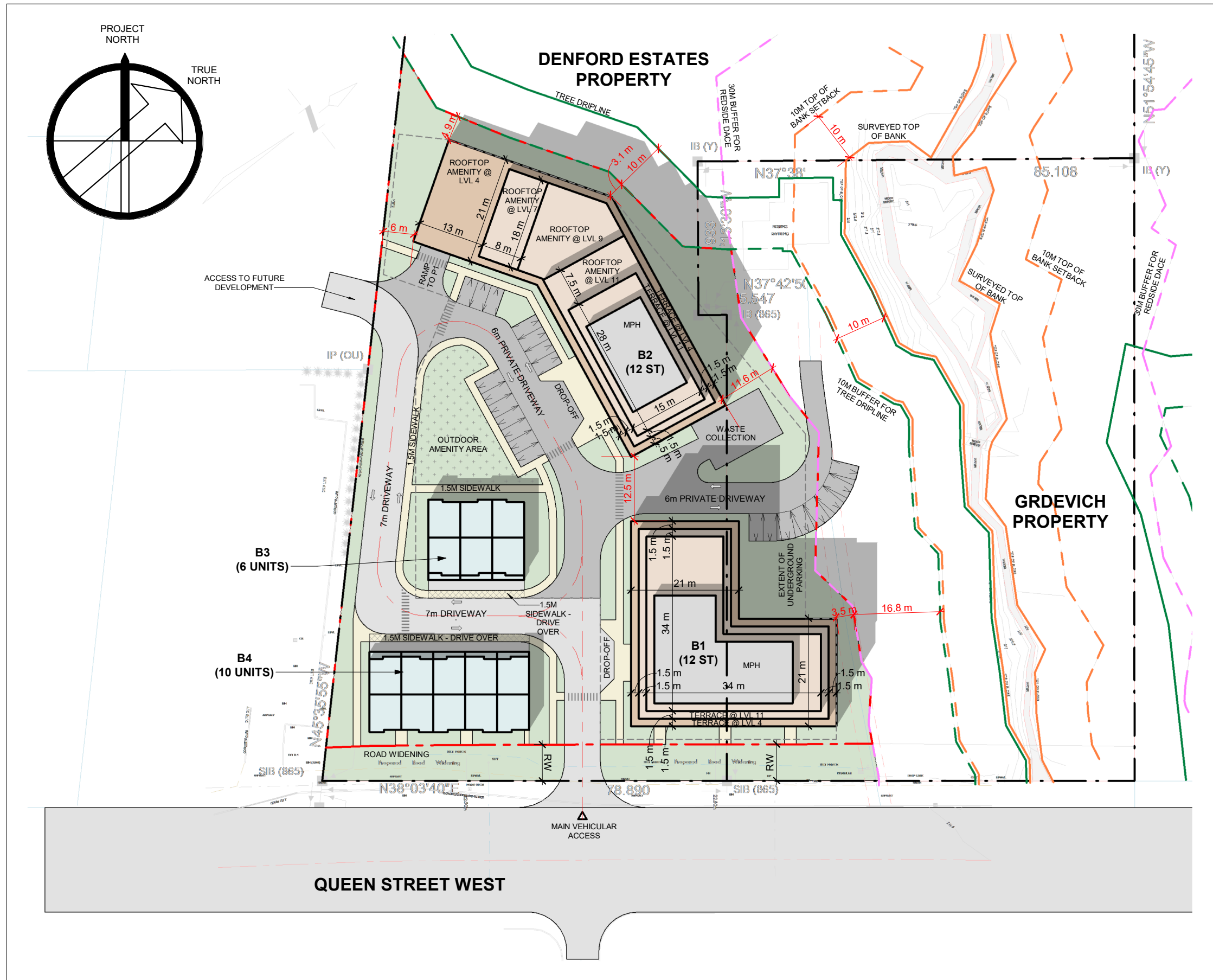
AERIAL VIEW FROM NORTH



AERIAL VIEW FROM SOUTH



STREET VIEW FROM QUEEN ST



SITE STATISTICS		
SITE INFORMATION		1402 QUEEN STREET WEST
MUNICIPALITY :	CITY OF BRAMPTON	
PARENT ZONING BY-LAW :	270-2004	
REGION :	PEEL	
ZONING DESIGNATION :	RHm1	
SITE SPECIFIC BY-LAW :	XXX	
GRDEVICH PROPERTY AREA :	9784.54 m ²	
DENFORD ESTATES PROPERTY AREA :	22,434.22 m ²	
TOTAL AREA:	32,218.76 m ²	
DEVELOPABLE AREA :	9,728 m ² (0.97 ha) (2.40 a)	
DEVELOPABLE AREA FRONTAGE :	106.5 m	
DEVELOPABLE AREA DEPTH :	139.6 m	
DENSITY :	135 UNIT/ACRE	
FLOOR SPACE INDEX:	2.41 FSI	
SETBACKS	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN. FRONT YARD	X.X m	3.5 m
MIN. REAR YARD	X.X m	3 m
MIN. INTERIOR SIDE YARD	X.X m	3 m
MIN. EXTERIOR SIDE YARD	X.X m	2.5 m
COVERAGE	<u>REQUIRED</u>	<u>PROVIDED</u>
LOT COVERAGE :	-	X,XXX m ² (XX %)
PAVING (HARDSCAPE) :	-	X,XXX m ² (XX %)
LANDSCAPE :	-	3,408 m ² (32.5 %)
UNIT COUNT		
APARTMENT BUILDING		
BUILDING 1 (12 STOREY):	160	
BUILDING 2 (12 STOREY):	149	
TOTAL APARTMENT UNITS	309	
TOWNHOUSES	16	
TOTAL UNITS	325	
BUILDING INFORMATION	<u>REQUIRED</u>	<u>PROVIDED</u>
BUILDING HEIGHT :	XX m	42.6 m
STOREY (ABOVE GRADE)	-	12 STOREY
STOREY (BELOW GRADE)	-	2 STOREY
GROSS FLOOR AREA		
TOWNHOUSES (16 UNITS)	1,899.96 m ²	
APARTMENT	21,541.56 m ²	
TOTAL SELLABLE GFA	(85% OF 23,441.52 m ²) 19,925.30 m ²	
PARKING GARAGE AREA	<u>PROPOSED</u>	<u>PROVIDED</u>
PARKING DIMENSION	2.7 m x 5.4 m	
DRIVE AISLE	6.6 m @ 90°	
RESIDENT	0.97 SP / UNIT = 309 x 0.97 = 300	170 (P1) 130 (P2)
VISITOR	0.2 SP / UNIT = 309 x 0.2 = 62	22 (GROUND) 40 (P2)
SUB-TOTALS	362 SPACES	
TOTAL	362 SPACES	
BICYCLE	<u>REQUIRED</u>	<u>PROVIDED</u>
PARKING DIMENSION	1.8 m x 0.6 m	
RESIDENT	0.5 / UNIT = 162	
VISITOR	0.1 / UNIT = 32	
LOADING	<u>REQUIRED</u>	<u>PROVIDED</u>
LOADING SPACE DIMENSION	3.5 m x 13 m x 6.1 m	
RESIDENT	1 / XX-XX UNITS	

SITE AREA				
Name	Area	SF	Hectare	Acre
GRDEVICH PROPERTY	9,784.54 m ²	105,319.89 SF	0.98 hectare	2.42 acres
DENFORD ESTATES PROPERTY	22,434.22 m ²	241,479.94 SF	2.24 hectare	5.54 acres
TOTAL AREA	32,218.76 m²	346,799.83 SF	3.22 hectare	7.96 acres

NET DEVELOPMENT AREA AND DENSITY				
Name	Area	SF	Hectare	Proposed FSI
DEVELOPABLE AREA	9,728.82 m ²	104,720.19 SF	0.97 hectare	2.41

FSI IS CALCULATED ON THE BOUNDARIES OF THE DEVELOPABLE LAND AREA (EXCLUDING ROAD WIDENING)

PROPOSED UNITS/ACRE: 135 UNITS/ACRE

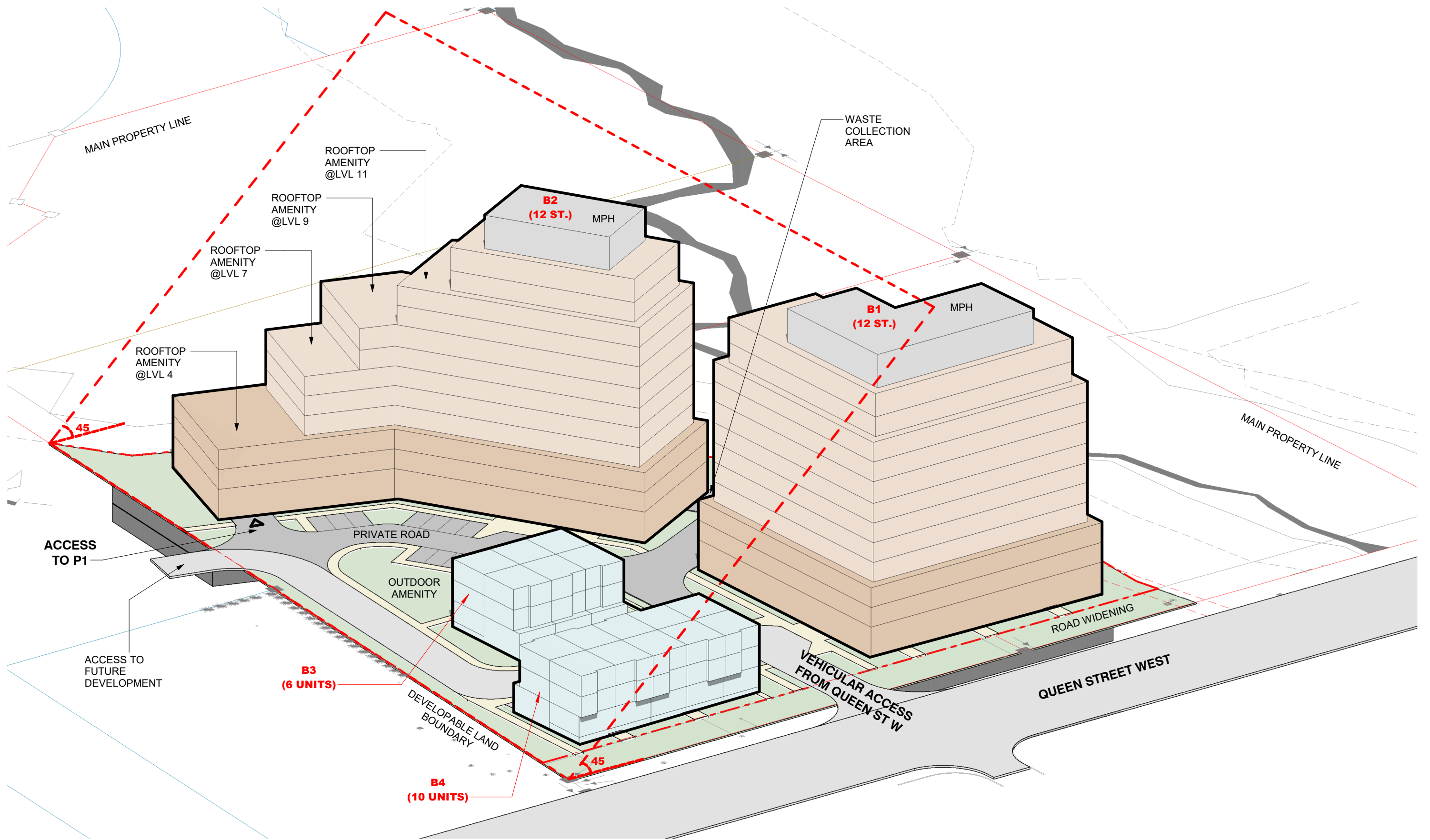
PARKING CALCULATION			
LEVEL	AREA SM	AREA SF	EST #PARKING SPACES
Level 1 (Ground)			22
LEVEL P1	6,637.48 m ²	71,445.21 SF	170
LEVEL P2	6,637.48 m ²	71,445.21 SF	170
TOTAL PARKING SPACES			362

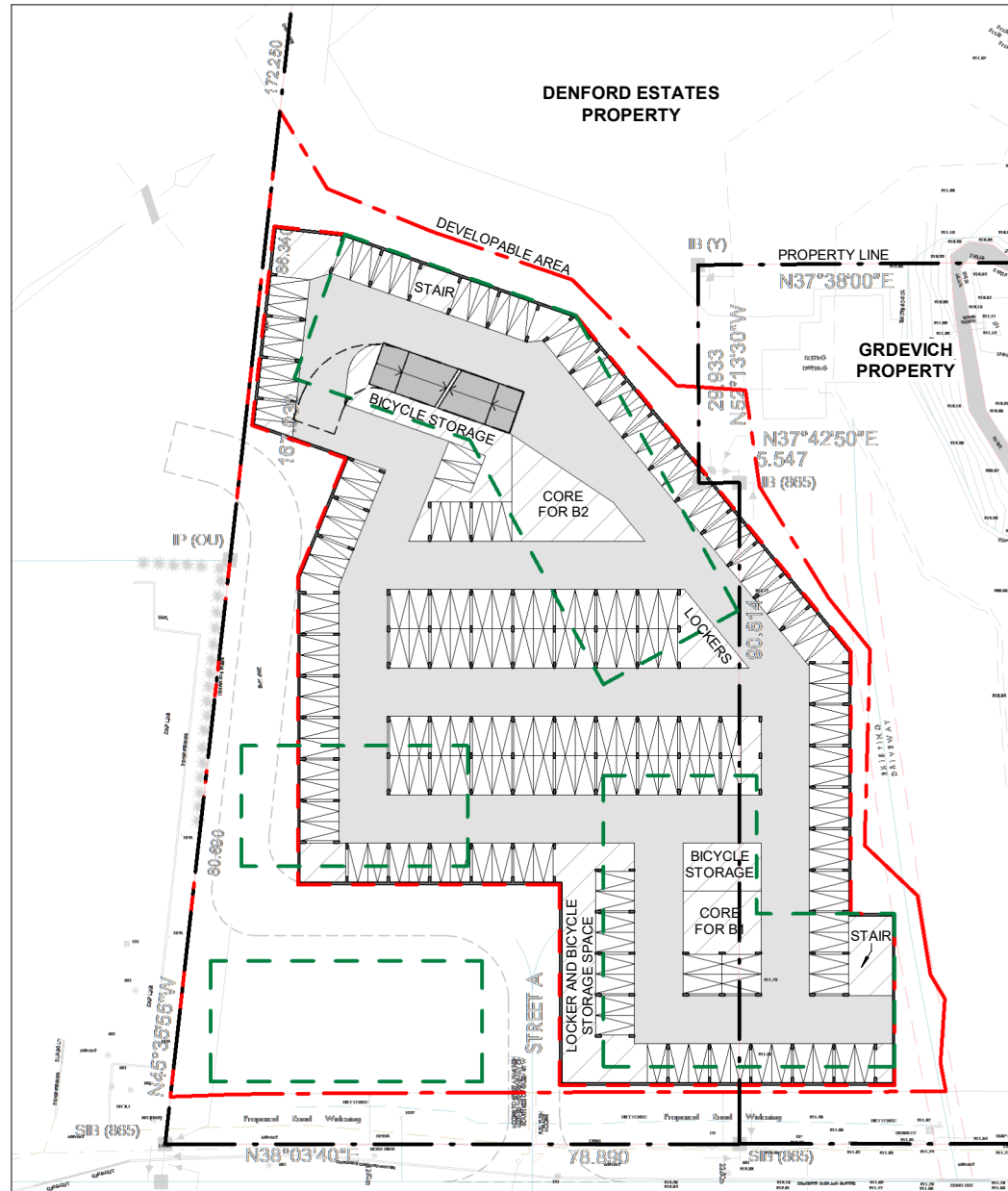
PROPOSED PARKING RATE FOR CONDO UNITS: 1.17 SPACE/UNIT
 REQUIRED PARKING: = 362 SPACES

PROPOSED PARKING RATE FOR STACKED TH: 1 SPACE/UNIT
 INCLUDED IN THE TOWNHOUSE UNIT

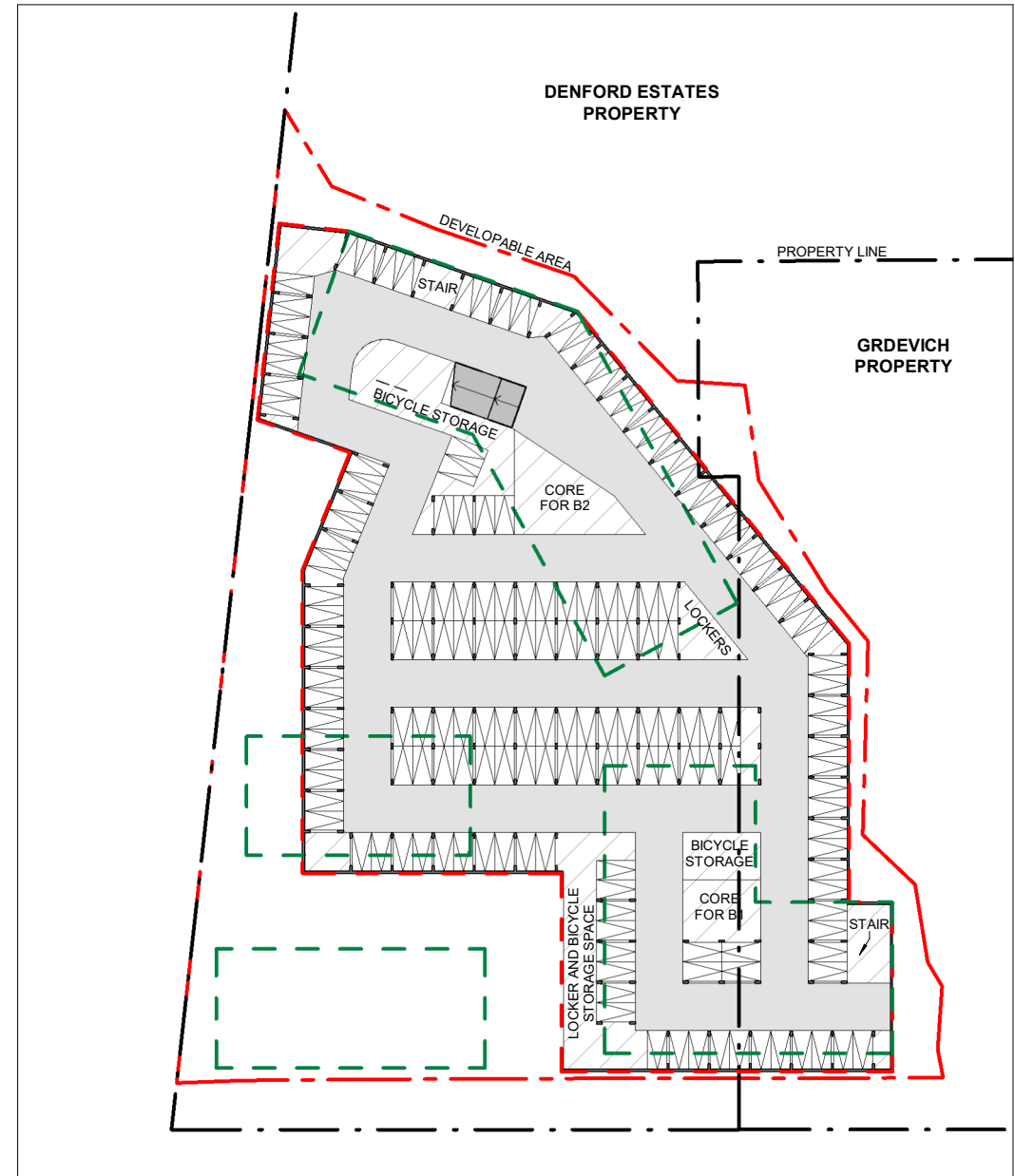
AREA & UNIT ESTIMATE CALCULATION					
USAGE	Floor Area	TFA (SF)	GFA SM (-ByLaw Deductables)	GFA SF	EST #UNITS
B1 (12 STOREY)					
CONDO	8,646.00 m ²	93,064.77 SF	7,781.40 m ²	83,758.29 SF	112
Walk-up Units	3,717.00 m ²	40,009.46 SF	3,345.30 m ²	36,008.51 SF	48
	12,363.00 m²	133,074.22 SF	11,126.70 m²	119,766.8 SF	160
B2 (12 STOREY)					
CONDO	7,045.51 m ²	75,837.2 SF	6,340.96 m ²	68,253.48 SF	91
Walk-up Units	4,526.55 m ²	48,723.43 SF	4,073.90 m ²	43,851.09 SF	58
	11,572.06 m²	124,560.63 SF	10,414.86 m²	112,104.57 SF	149
TOTAL CONDO UNITS	23,935.06 m²	257,634.86 SF	21,541.56 m²	231,871.37 SF	309
B3					
STACKED TOWNHOUSE	791.65 m ²	8,521.25 SF	712.48 m ²	7,669.12 SF	6
B4					
STACKED TOWNHOUSE	1,319.42 m ²	14,202.08 SF	1,187.47 m ²	12,781.87 SF	10
TOTAL STACKED TH	2,111.07 m²	22,723.33 SF	1,899.96 m²	20,451 SF	16
TOTAL OF CONDO + STACKED TH			23,441.52 m²	252,322.37 SF	325

NUMBER OF UNITS IS A HIGH LEVEL ESTIMATE BASED ON AN AVERAGE 750 SF/UNIT FOR CONDO UNITS & 900SF/UNIT FOR STACKED TH





LEVEL P1
PROVIDED PARKING SPACES - 170



LEVEL P2
PROVIDED PARKING SPACES - 170