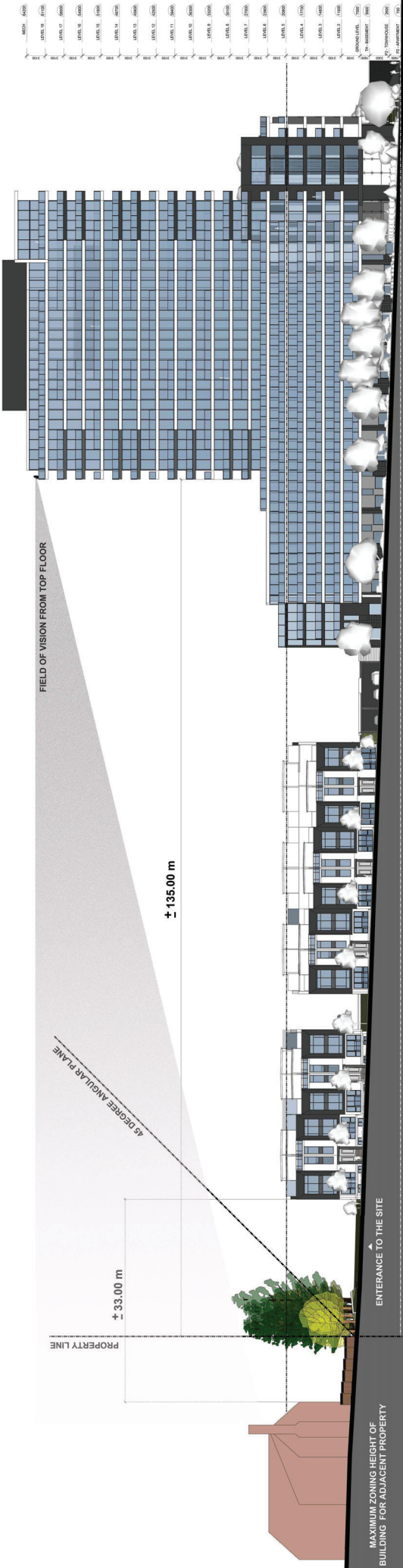

Applicants'
Angular Plane Analysis

Cal-Markell (Caliber Homes)

Angular Plane Analysis

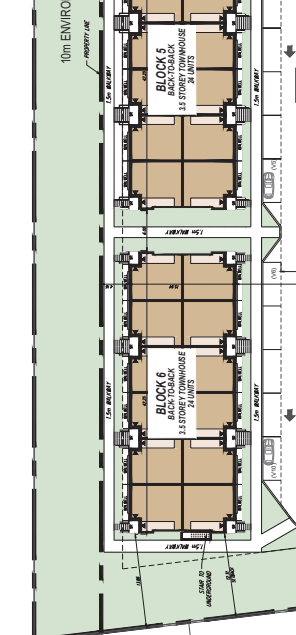
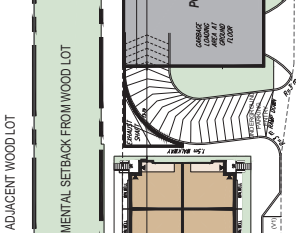
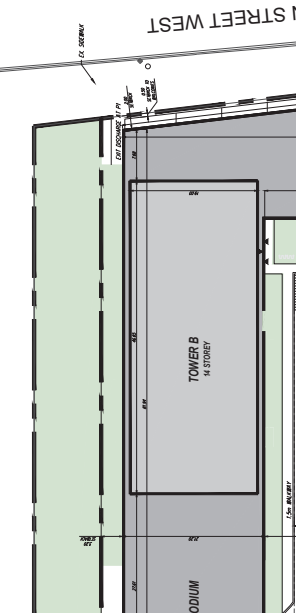
1724 & 1730 Queen Street West



APPLICATION NUMBER: _____
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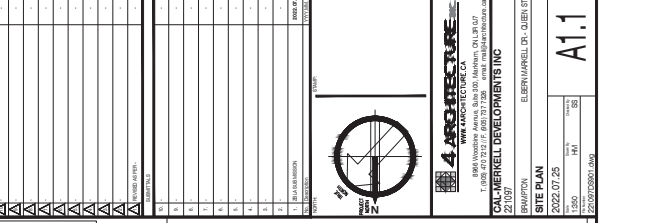
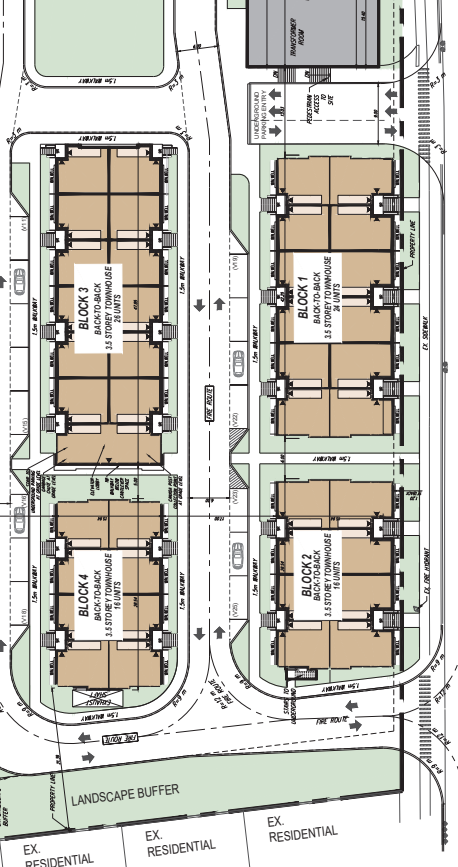
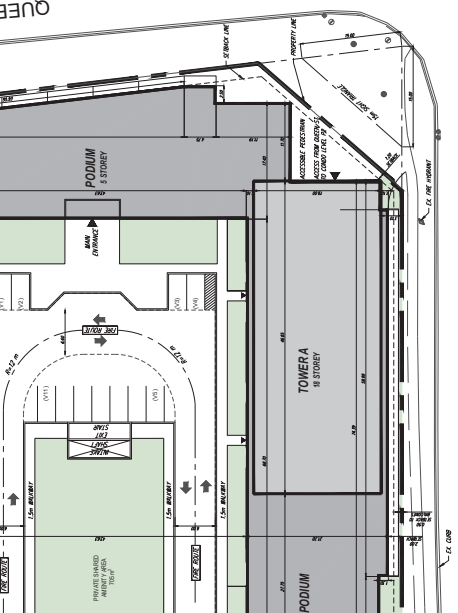
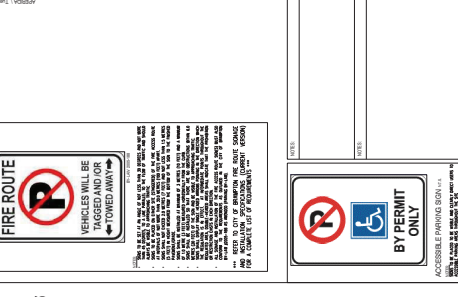
LOCAL DISCRETIONARY BY-LAW NO. 1493-15-02
 PART 1 TO 6 OF THE ZONING AND SUBDIVISION ACT
 CITY OF BRAMPTON, ONTARIO

THE DEVELOPER OF THIS PROJECT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BRAMPTON AND ALL APPLICABLE REGULATIONS AND BY-LAWS. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BRAMPTON AND ALL APPLICABLE REGULATIONS AND BY-LAWS. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BRAMPTON AND ALL APPLICABLE REGULATIONS AND BY-LAWS.



VEHICLES TO BE TAGGED

VEHICLE NO.	TYPE	DATE	TIME	LOCATION

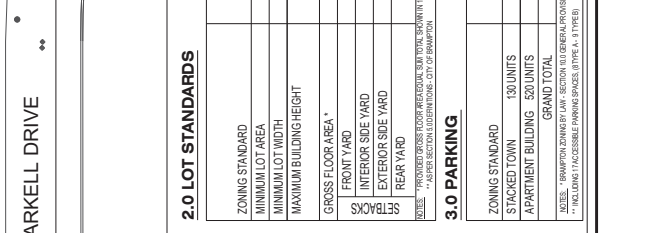


VEHICLES TO BE TAGGED

VEHICLE NO.	TYPE	DATE	TIME	LOCATION

PARKING SCHEDULE

Category	Count
P1 APARTMENT RESIDENT	171
P2 APARTMENT RESIDENT	100
P3 TOWNHOUSE	75
P4 VISITOR	117
P5 VISITOR	18
P6 VISITOR	18
P7 VISITOR	18
P8 VISITOR	18
P9 VISITOR	18
P10 VISITOR	18
P11 VISITOR	18
P12 VISITOR	18
P13 VISITOR	18
P14 VISITOR	18
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P45 VISITOR	18
P46 VISITOR	18
P47 VISITOR	18
P48 VISITOR	18
P49 VISITOR	18
P50 VISITOR	18



2.0 LOT STANDARDS

ZONING STANDARD	REQUIRED	PROPOSED
MINIMUM LOT AREA	0.4 ha	1.82 ha
MINIMUM LOT WIDTH	45 m	76.3 m
MINIMUM BUILDING HEIGHT	10.6 m	13.1 m
GROSS FLOOR AREA*	SEE NOTE	APARTMENT BLDG 57.2 m
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	PROPOSED
STACKED TOWN	130 UNITS	143
APARTMENT BUILDING	624	572
GRAND TOTAL	754	715

SITE STATISTICS

WOODLOT BUFFER AREA	20,246 sq.m. (6.50 ac) [2.02 ha]
NET LOT AREA	2,025 sq.m. (6.50 ac) [2.01 ha]
PROPOSED DENSITY	650 units / 1.82 ha = 357 units per hectare (ha)
FLOOR AREA (GFA)	BLOCK 1 BLOCK 2 BLOCK 3 BLOCK 4
NUMBER OF UNITS	STACKED TOWNHOUSE: 130 APARTMENT BUILDING: 572



ADJACENT WOOD LOT
 10m ENVIRONMENTAL SETBACK FROM WOOD LOT

ELBERN MARKELL DRIVE

QUEEN STREET WEST

ADJACENT WOOD LOT

APPLICATION NUMBER: _____
 APPLICATION NUMBER: _____

LOCAL DISCRETIONARY BY-LAW NO. 1493-15-02
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Royal Pine Homes & Denford Estates

Angular Plane Analysis

1402 & 1420 Queen Street West



CONTEXT MAP



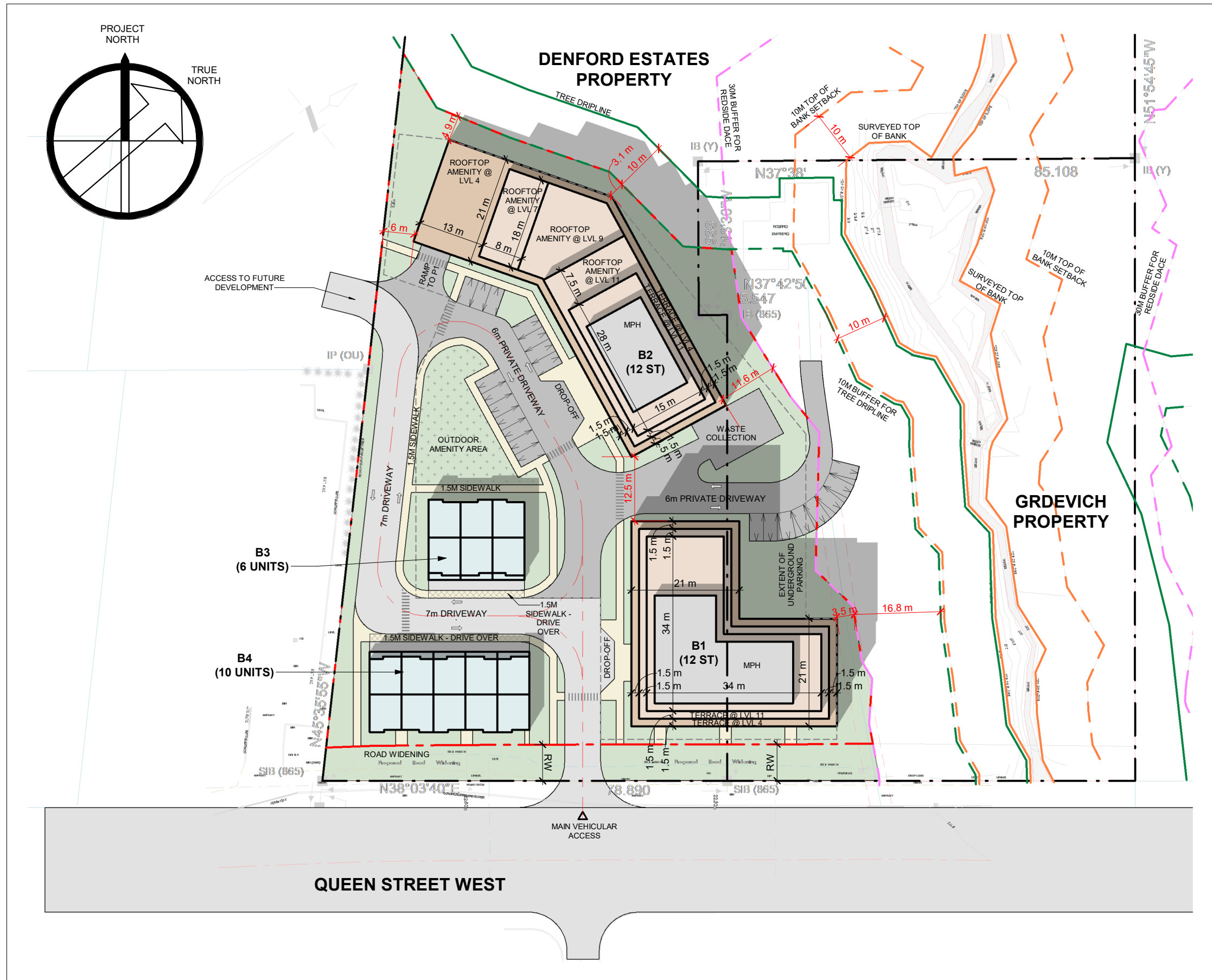
AERIAL VIEW FROM NORTH



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	REQUIRED	PROVIDED
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	REQUIRED	PROVIDED
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	REQUIRED	PROVIDED
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	PROPOSED	PROVIDED
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	REQUIRED	PROVIDED
PARKING DIMENSION	1.8 m x 0.6 m	
RESIDENT	0.5 / UNIT = 162	
VISITOR	0.1 / UNIT = 32	
LOADING	REQUIRED	PROVIDED
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

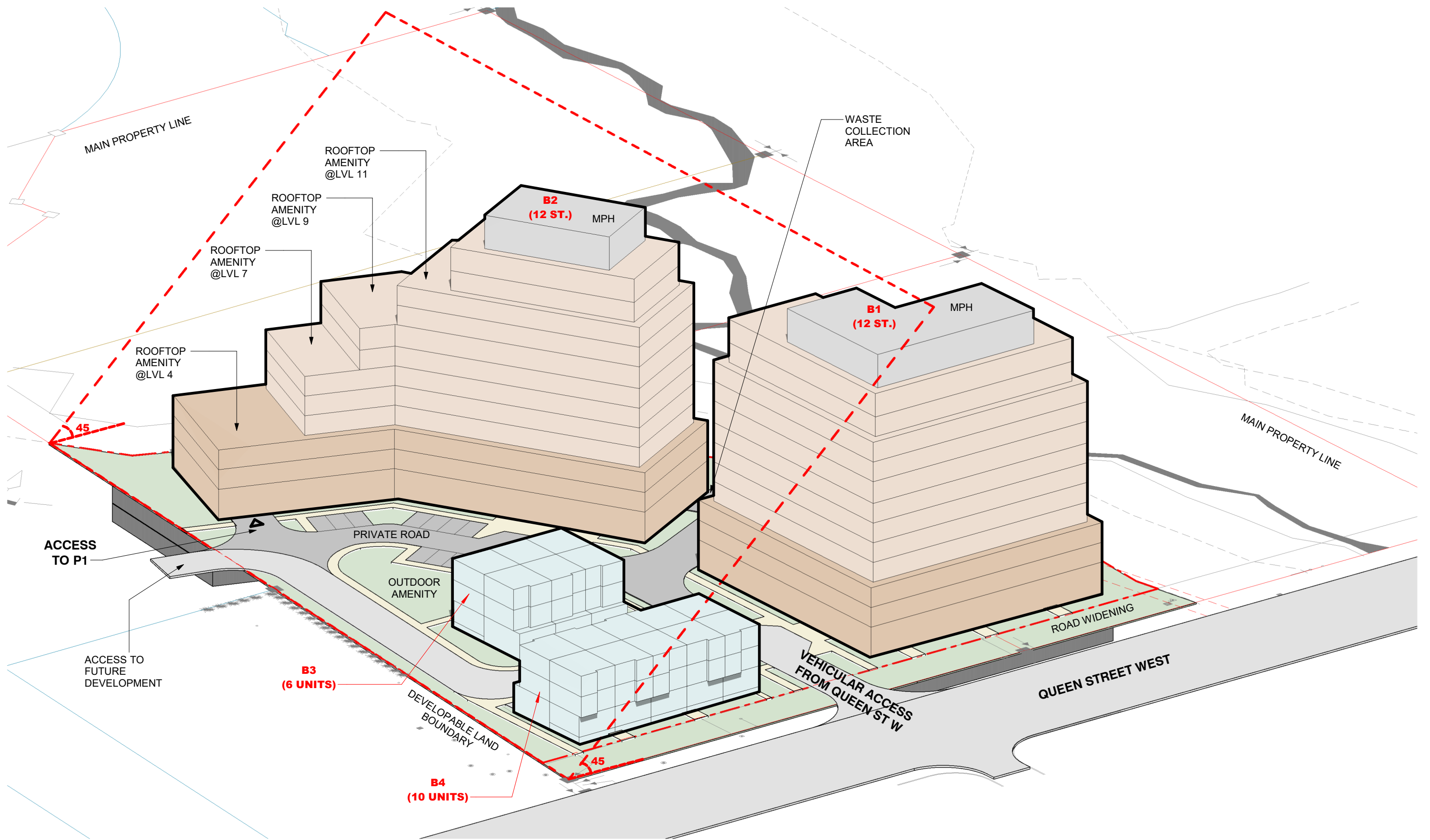
PARKING CALCULATION			
LEVEL	AREA SM	AREA SF	EST #PARKING SPACES
Level 1 (Ground)			22
LEVEL P1	6,637.48 m ²	71,445.21 SF	170
LEVEL P2	6,637.48 m ²	71,445.21 SF	170
TOTAL PARKING SPACES			362

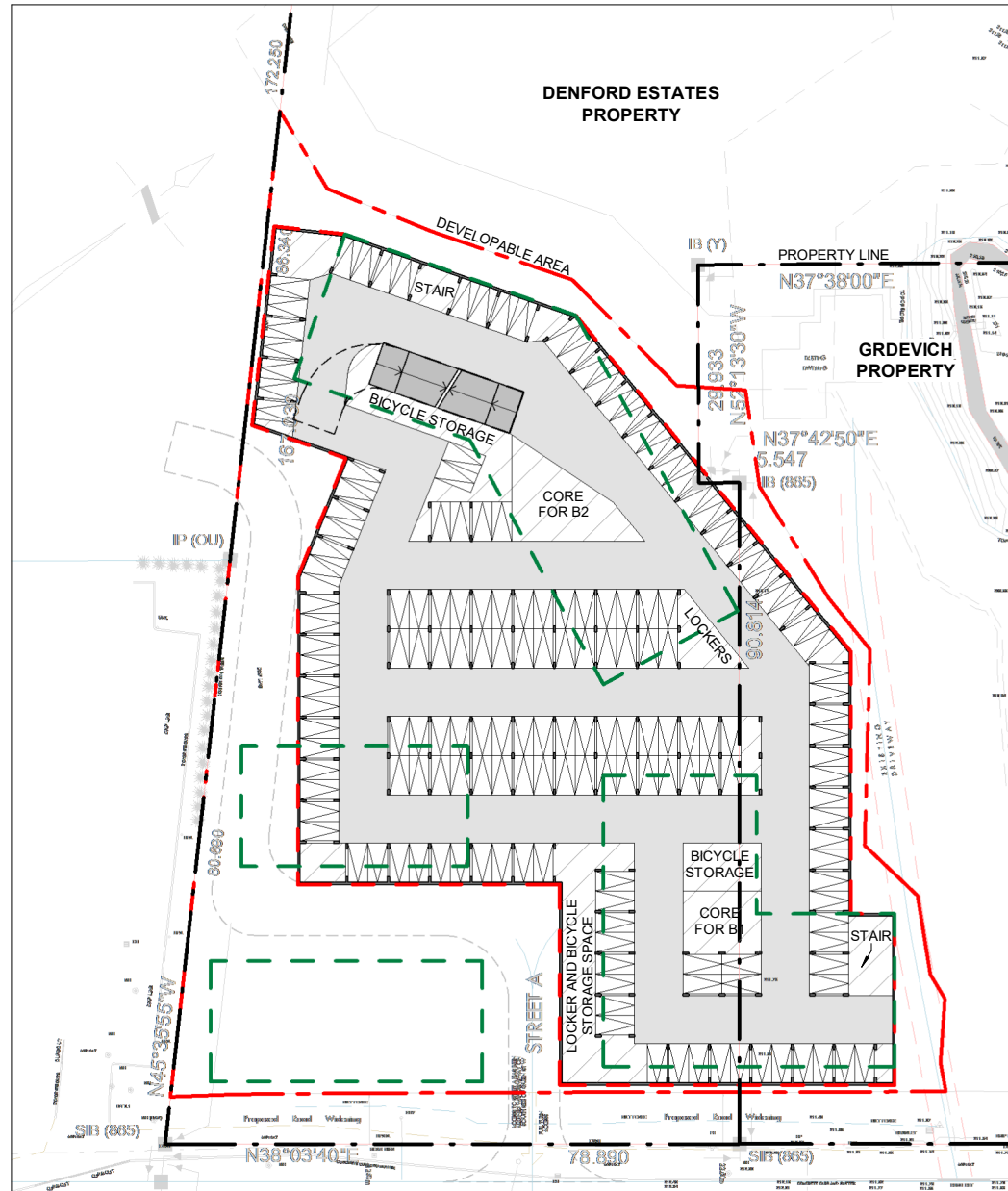
PROPOSED PARKING RATE FOR CONDO UNITS: 1.17 SPACE/UNIT
 REQUIRED PARKING: = 362 SPACES

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

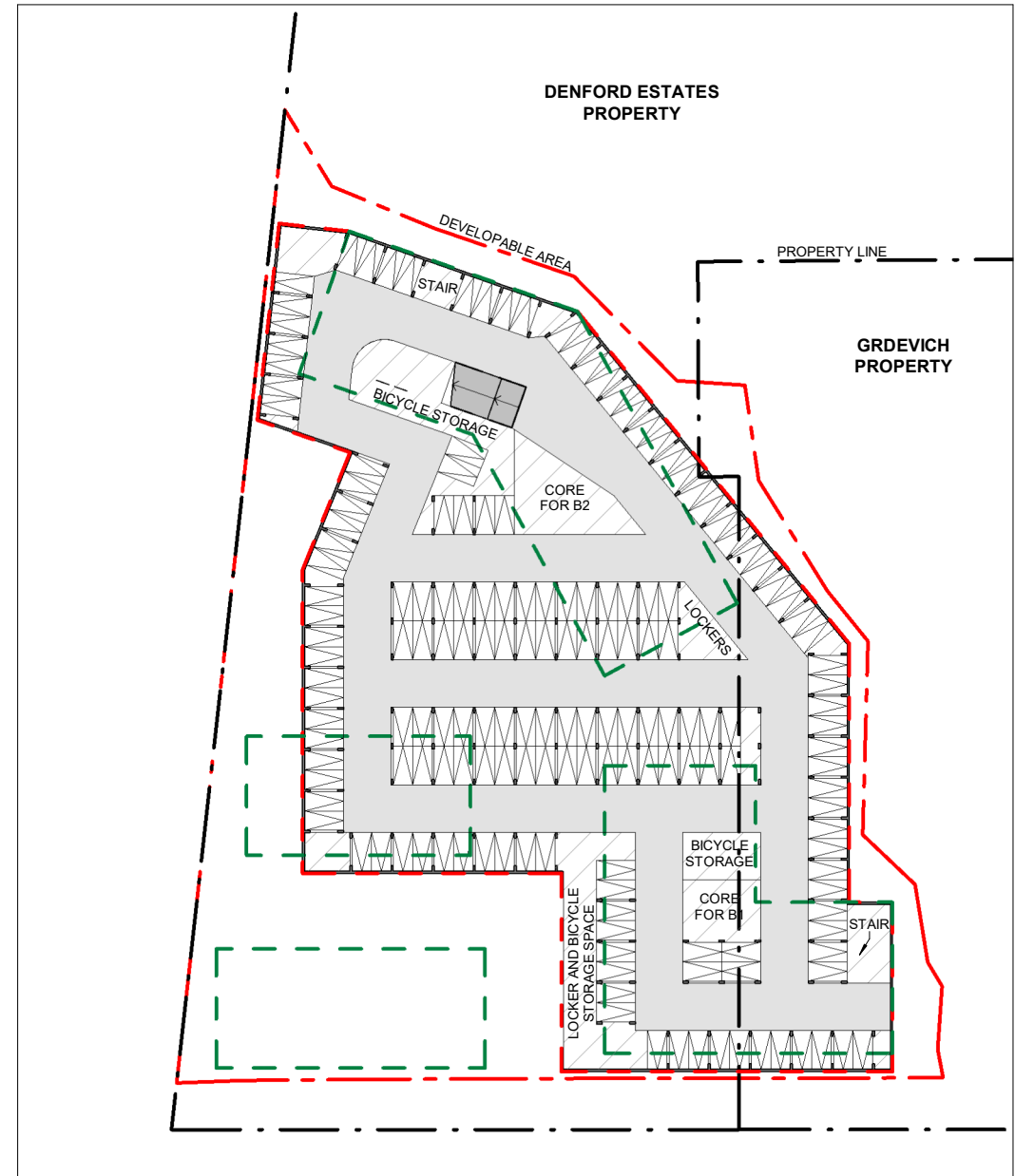
AREA & UNIT ESTIMATE CALCULATION					
USAGE	Floor Area	TFA (SF)	GFA SM (-ByLaw Deductables)	GFA SF	EST #UNITS
B1 (12 STOREY)					
CONDO	8,646.00 m ²	93,064.77 SF	7,781.40 m ²	83,758.29 SF	112
Walk-up Units	3,717.00 m ²	40,009.46 SF	3,345.30 m ²	36,008.51 SF	48
	12,363.00 m²	133,074.22 SF	11,126.70 m²	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