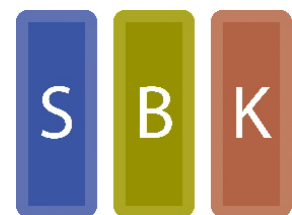


CAL-MARKELL DEVELOPMENTS INC. 1724 & 1730 QUEEN STREET WEST

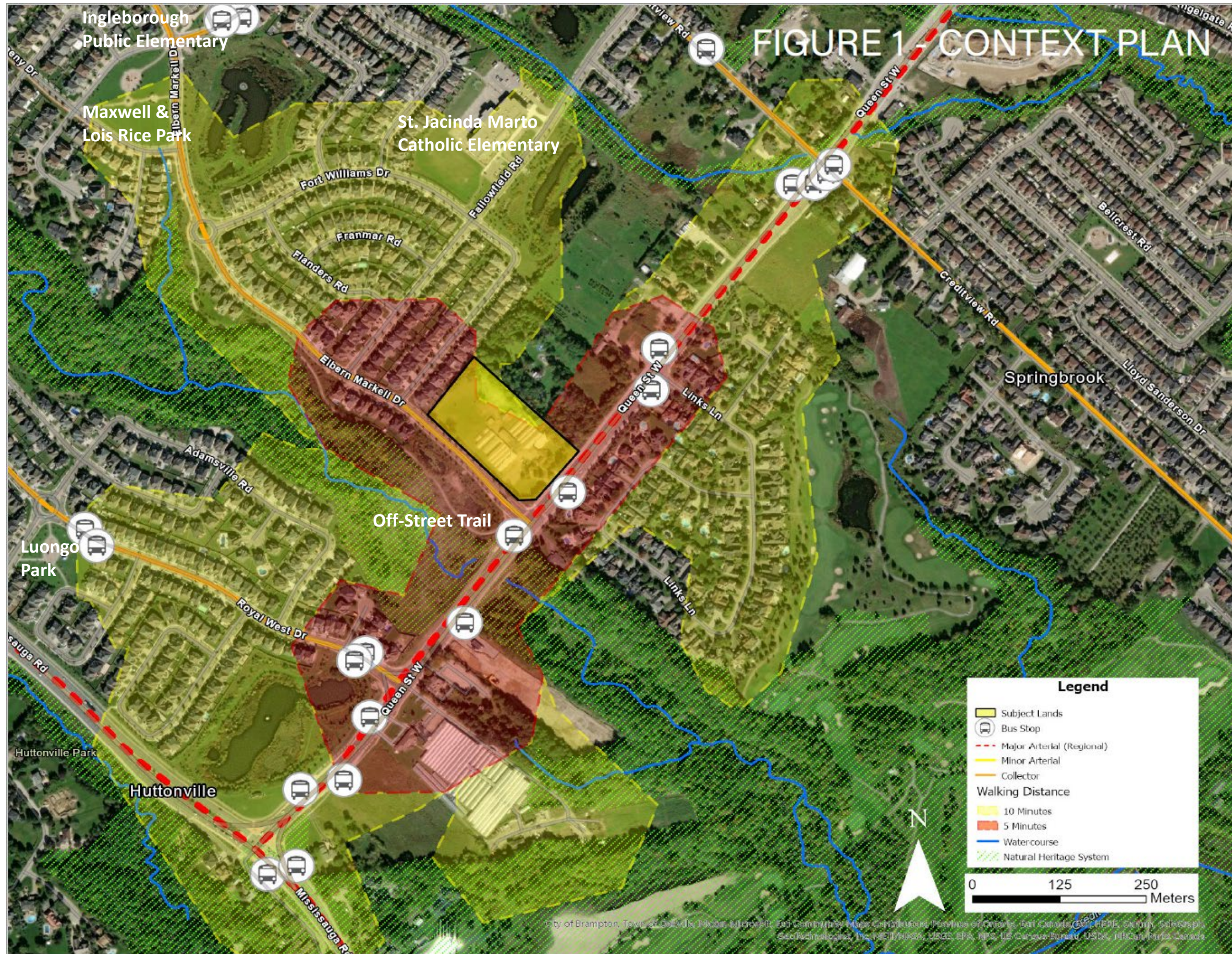


STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE



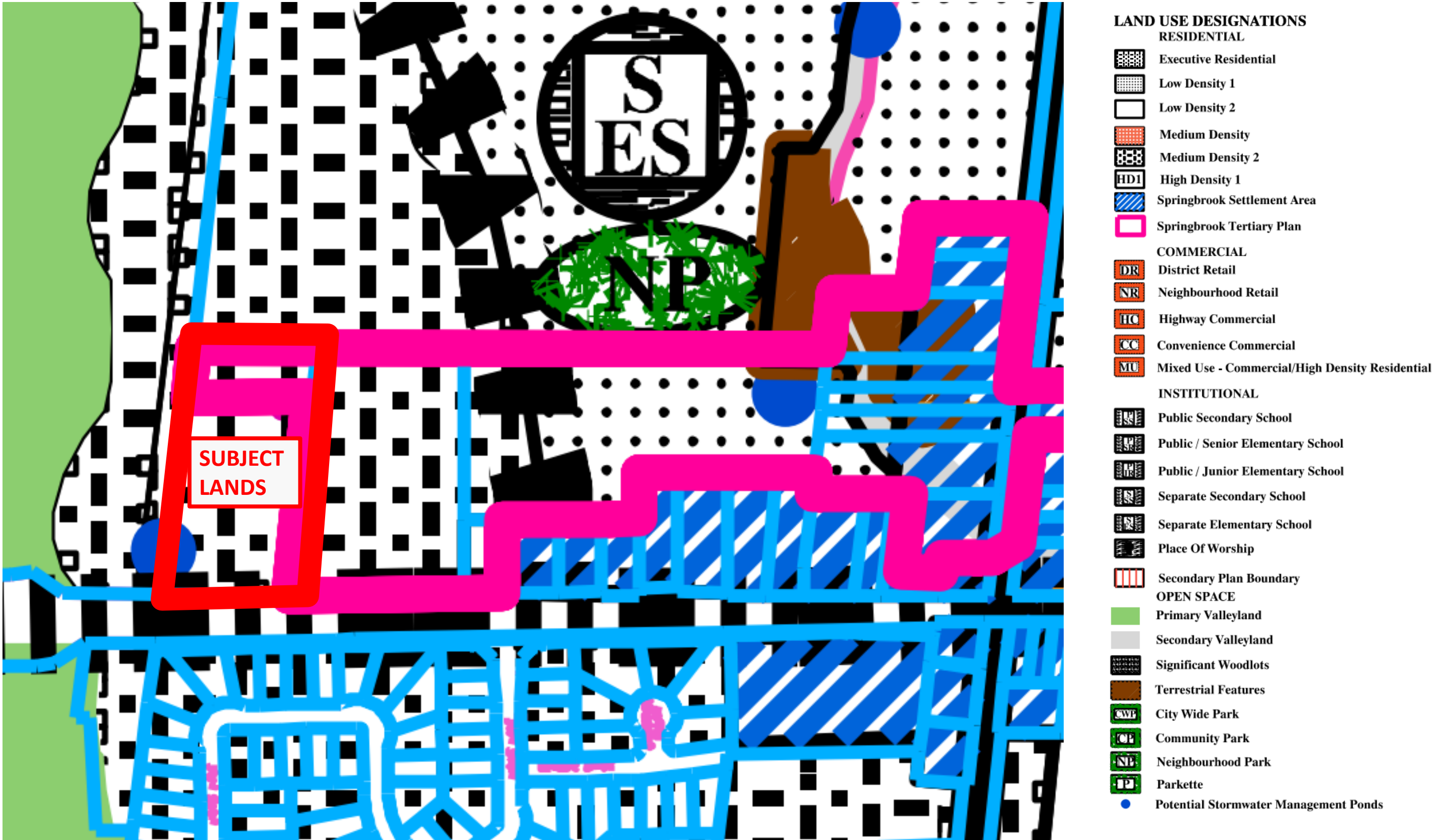
August 28, 2023

COMMUNITY CONTEXT

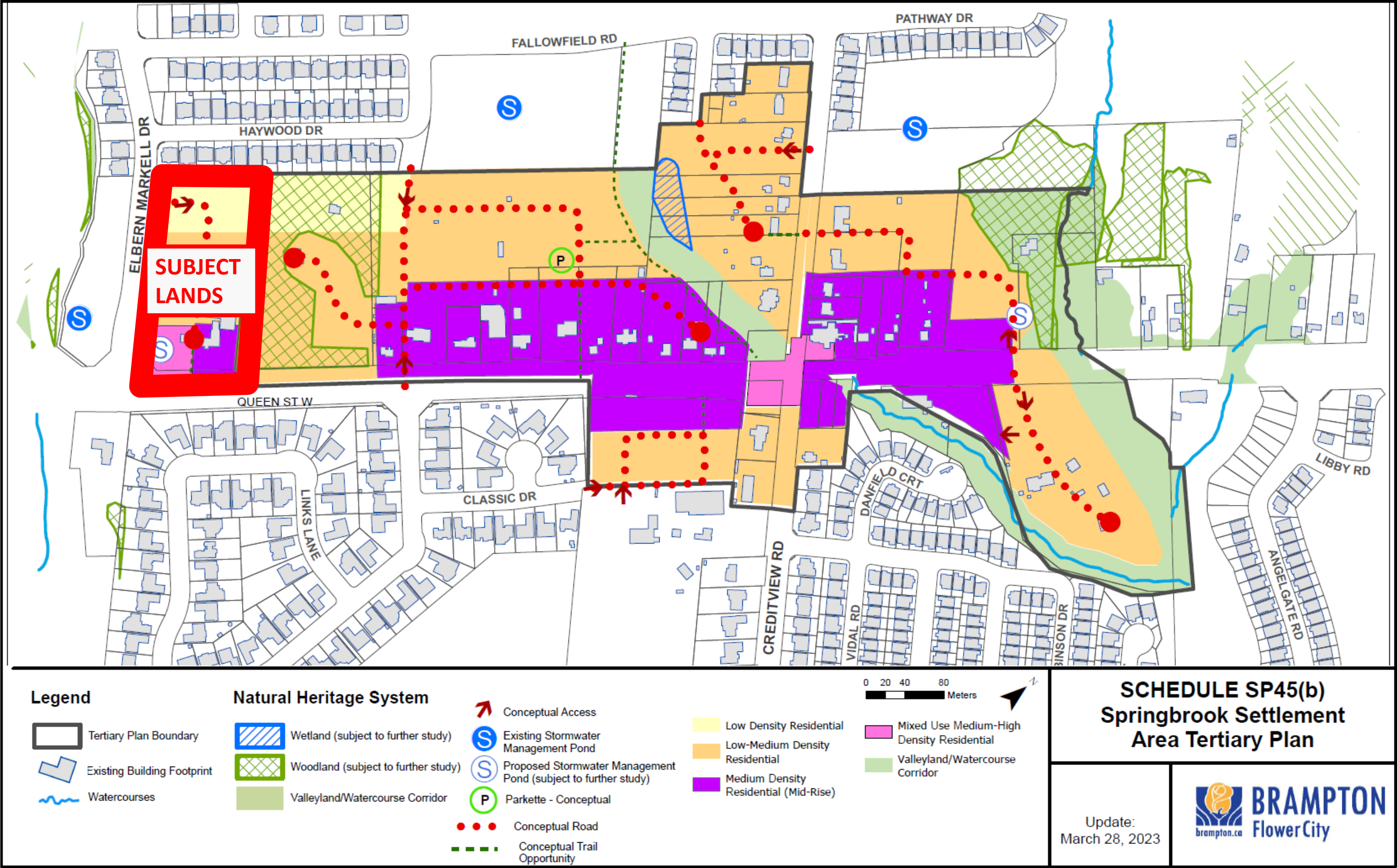


- Frontage on a Collector Road (Elbern Markell Dr.) and a Regional Arterial Road (Queen St. W.).
- Access to Bus Rapid Transit (ZUM) and local bus transit (Brampton transit) routes travelling in all directions with ~18 stops within walking distance.
- Access to the Queen St. W. multi-use path at the site's frontage, and to the off-street trail network on opposite side of Elbern Markell.
- Elementary Schools and Public Parks within walking distance.
- Corridor intended for intensification via the City-initiated Springbrook Tertiary Plan update.

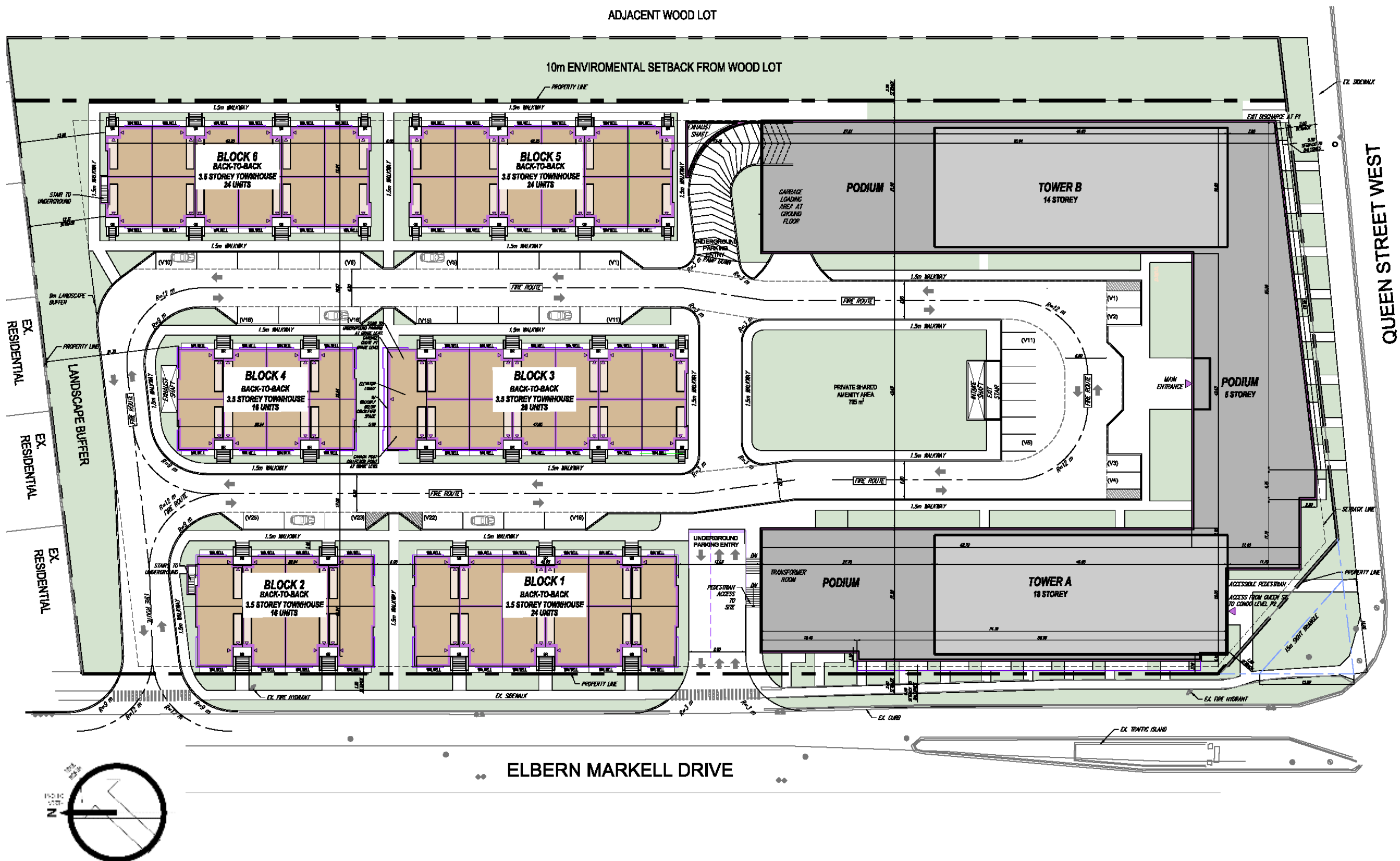
CREDIT VALLEY SECONDARY PLAN



CITY INITIATED TERTIARY PLAN AMENDMENT (DRAFT)

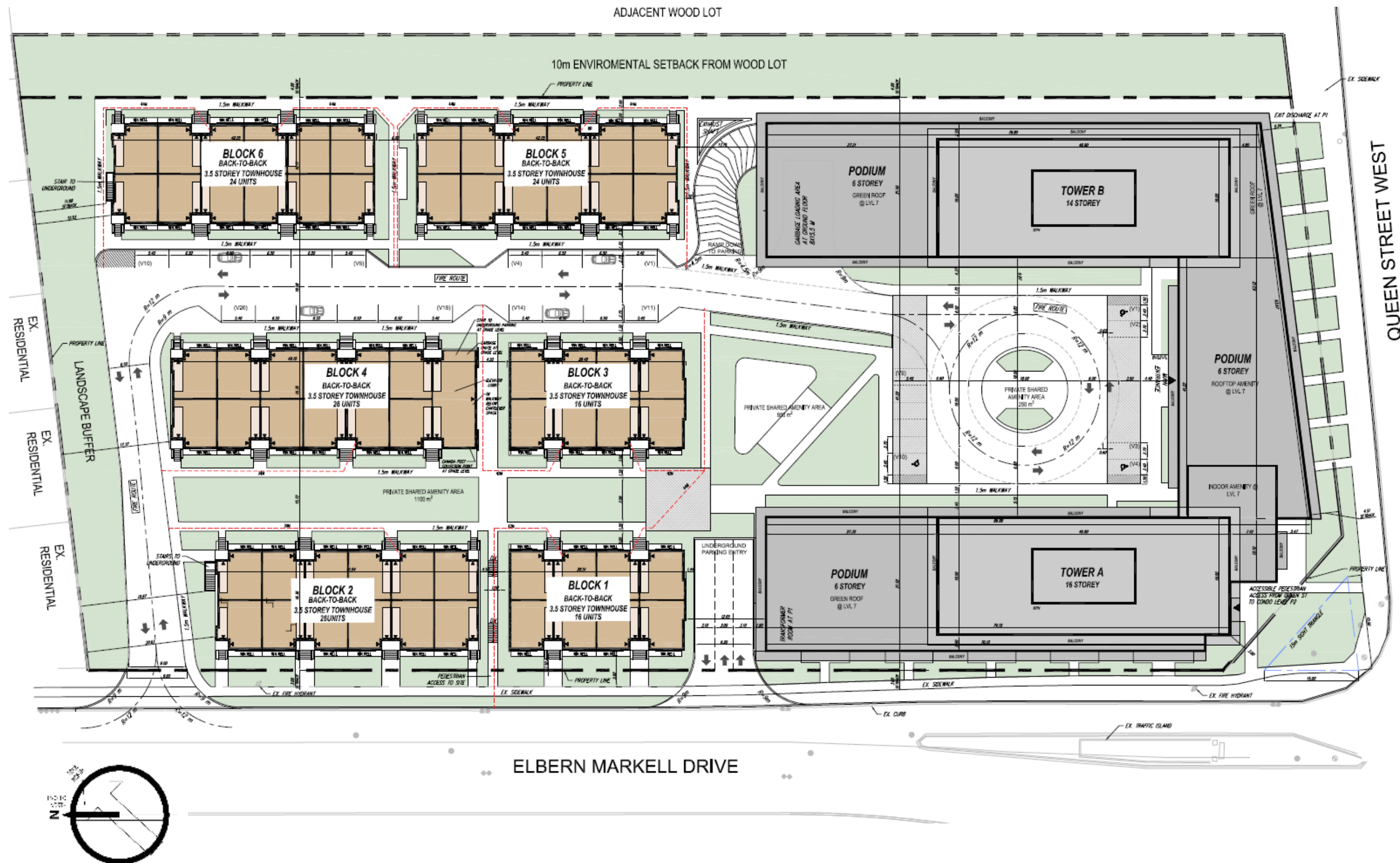


ORIGINAL SITE PLAN CONCEPT



| Statistics | |
|----------------------------|--|
| Address | 1724 and 1730 Queen St. W. |
| Site Area | 2.02 ha (5 ac.) |
| Frontage | 100 metres North side of Queen 202 metres East side of Elbern Markell |
| Proposed Building Typology | Stacked Townhouse (6 Blocks) and Apartment (2 towers, shared podium) |
| Proposed Height | Stacked townhouse – 3.5 Storeys Apartment – 18 Storeys and 14-Storeys |
| Proposed Units | Stacked townhouse – 130 Units Apartment – 520 Units |
| Proposed Density | 357 UPNH |
| Shared Outdoor Amenity | 705 sqm at grade 391 sqm Roof top |
| Vehicular Access | At Grade (Elbern Markell) Underground Garage (Elbern Markell) |
| Parking | 715 spaces total (0.9/unit resident & 0.2/unit visitor) |
| Bicycle Parking | 30 Short term 65 Long term |

CURRENT SITE PLAN CONCEPT

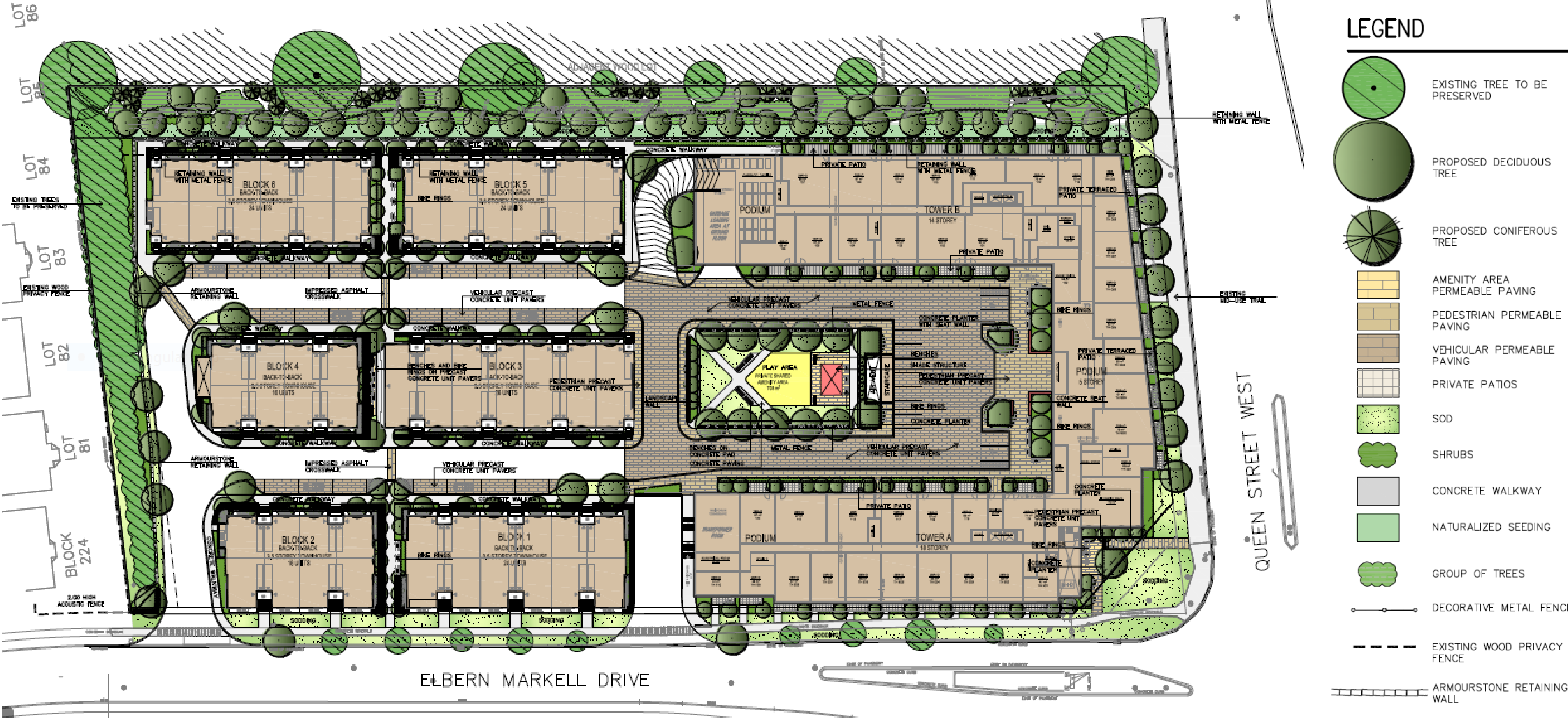


| Statistics | |
|----------------------------|--|
| Address | 1724 and 1730 Queen St. W. |
| Site Area | 2.02 ha (5 ac.) |
| Frontage | 100 metres North side of Queen 202 metres East side of Elbern Markell |
| Proposed Building Typology | Stacked Townhouse (6 Blocks) and Apartment (2 towers, shared podium) |
| Proposed Height | Stacked townhouse – 3.5 Storeys Apartment – 16 Storeys and 14-Storeys |
| Proposed Units | Stacked townhouse – 130 Units Apartment – 520 Units |
| Proposed Density | 357 UPNH |
| Shared Outdoor Amenity | 2,300 sqm at grade 391 sqm Roof top |
| Vehicular Access | At Grade (Elbern Markell) Underground Garage (Elbern Markell) |
| Parking | 715 spaces total (0.9/unit resident & 0.2/unit visitor) |
| Bicycle Parking | 30 Short term 65 Long term |

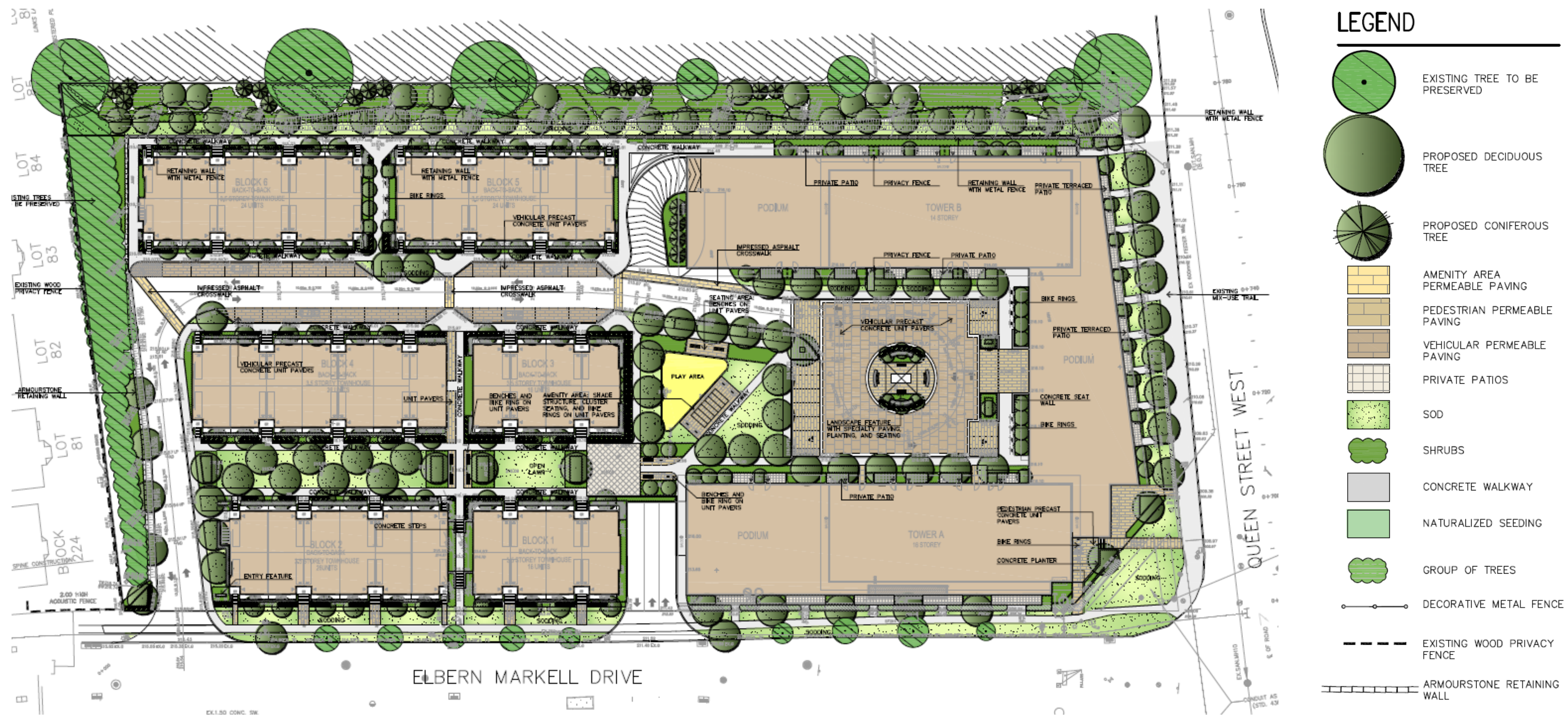
1724 & 1730 Queen Street West
Part of Lot 6, Concession 4 WHS

August 28, 2023

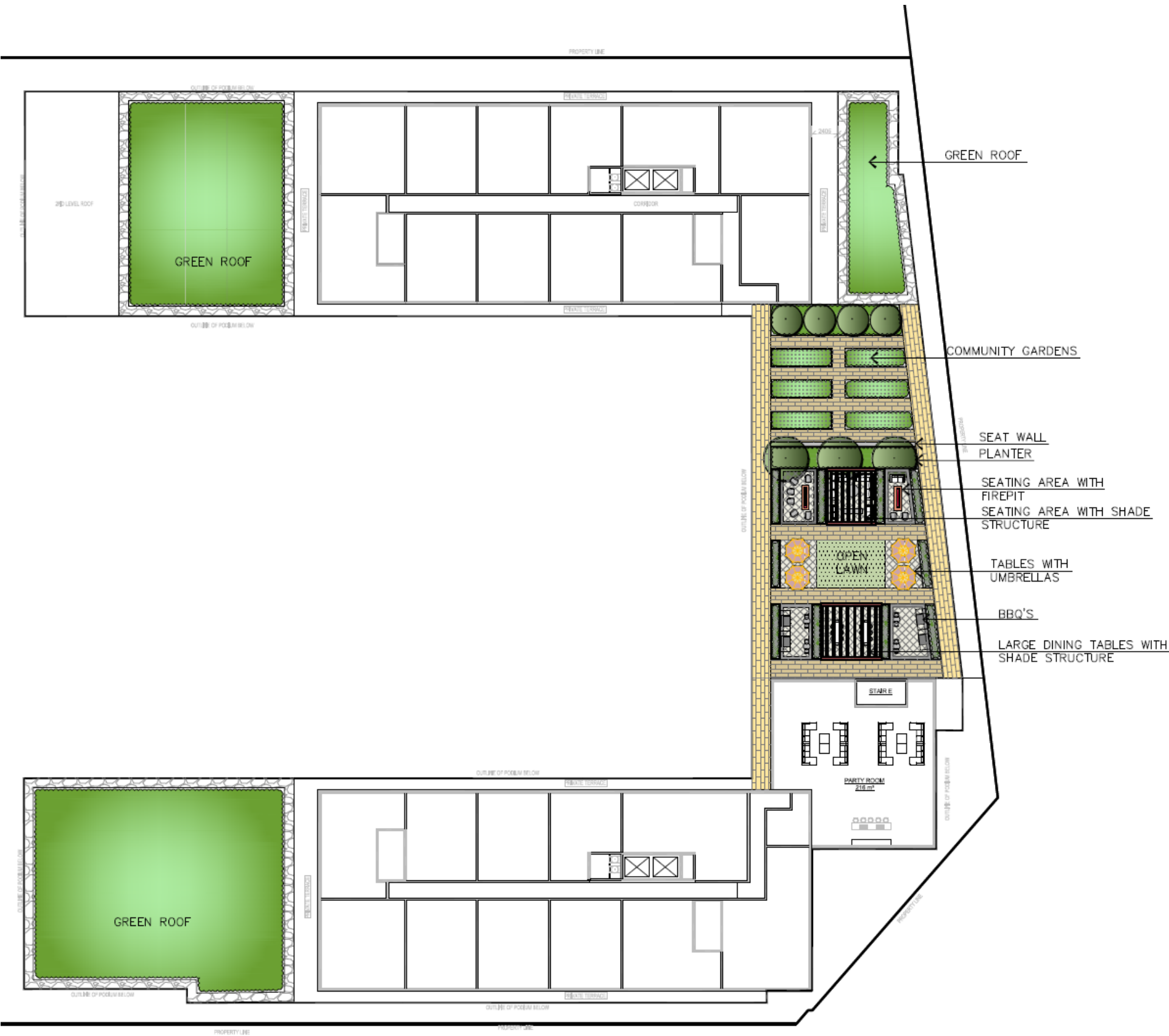
ORIGINAL LANDSCAPE CONCEPT



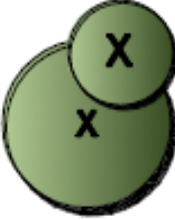

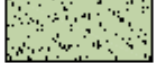



CURRENT LANDSCAPE CONCEPT



CONCEPTUAL ROOF TOP AMENITY PLAN



LEGEND

-  PROPOSED ORNAMENTAL TREE
-  ORNAMENTAL PLANTING
-  SODDING
-  FEATURE PAVING
-  PLANTER WALL/ CURB
-  BBQ



CONCEPTUAL MASSING – OVERALL PLAN



Looking southeast from Elbern Markell Drive

CONCEPTUAL MASSING - APARTMENTS



Looking northeast from Queen Street West intersection



Looking east from pond adjacent to the development site

CONCEPTUAL MASSING - TOWNHOUSES

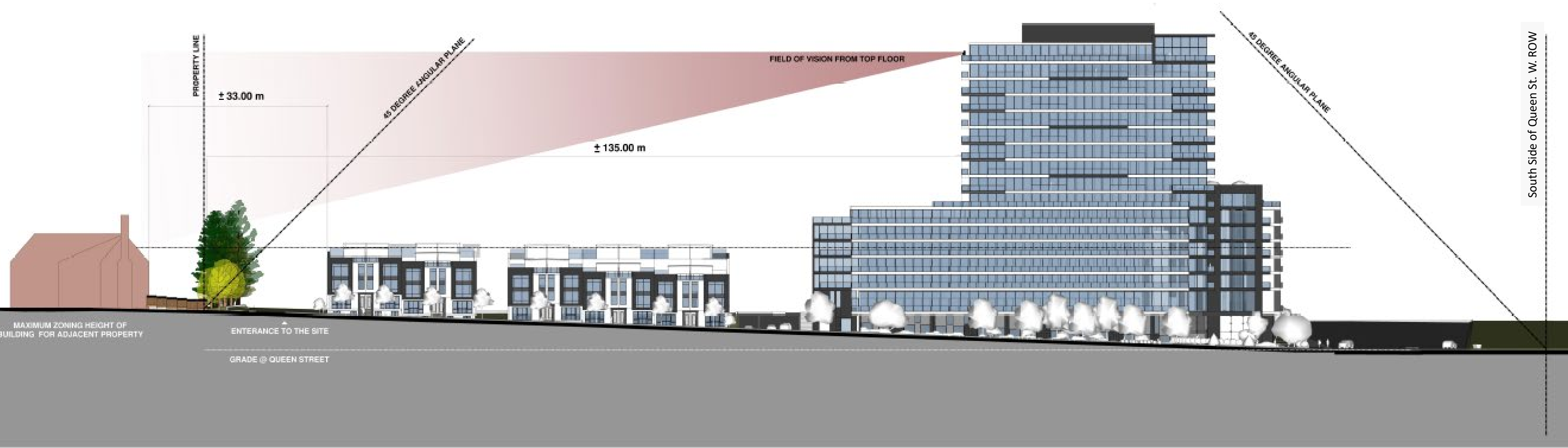


Looking east on Elbern Markell Drive



Looking northeast on Elbern Markell Drive

BUILT FORM TRANSITION & ANGULAR PLANE



WEST ELEVATION

THANK YOU