

PLANNING AND DEVELOPMENT COMMITTEE MEETING

200 County Court Boulevard

Official Plan/Zoning By-law
Amendments and Draft Plan of
Subdivision

January 15, 2024



AERIAL VIEW OF THE SUBJECT SITE



EXISTING SITE CONDITIONS



EXISTING AREA CONTEXT



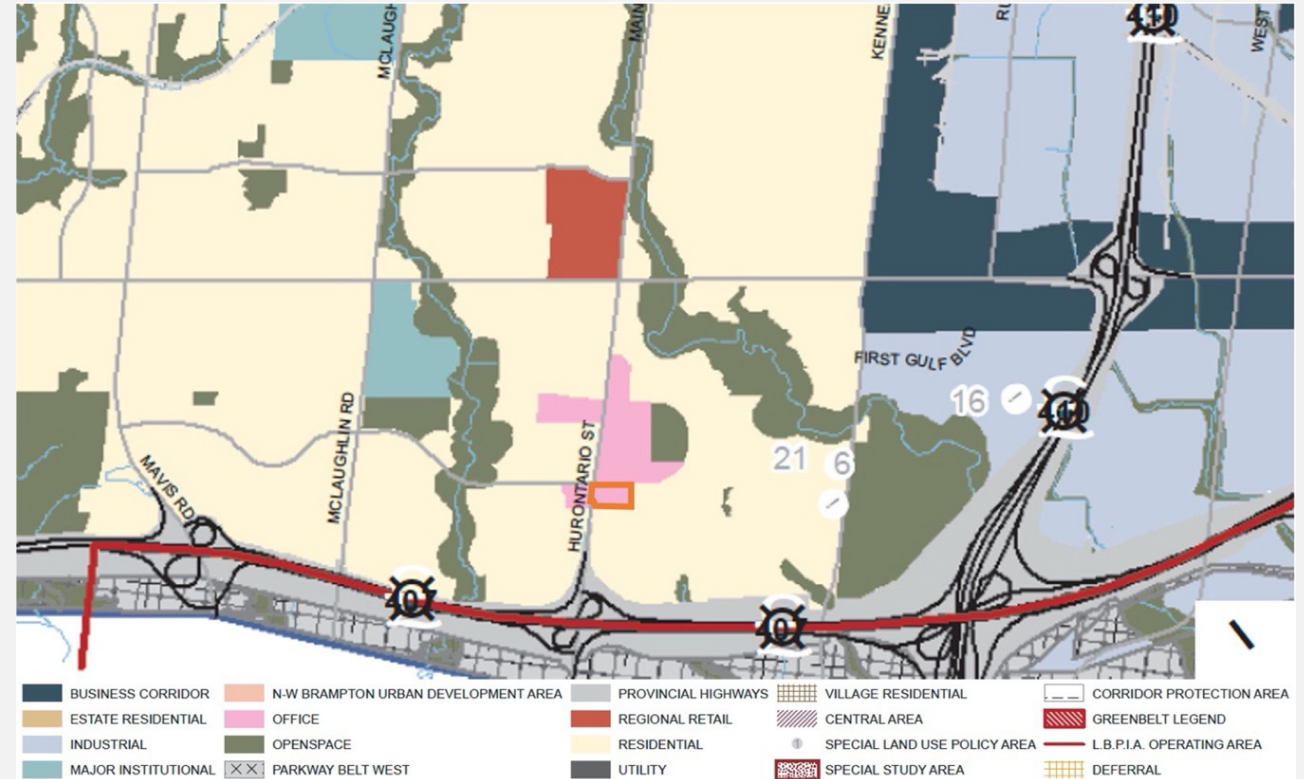
HEIGHT CONTEXT



POLICY CONTEXT – BRAMPTON OFFICIAL PLAN (IN-FORCE)

Office

- Subject Site is designated Office within Brampton Official Plan 2006 (in-force)
- The Office designation permits:
 - major office
 - business, professional or administrative offices
 - hotels, motels,
 - convention centres,
 - accessory and personal service retailing,
 - food and beverage establishments,
 - recreation
 - convenience retail uses.
- Residential uses are permitted to the extent permitted by the Secondary Plan

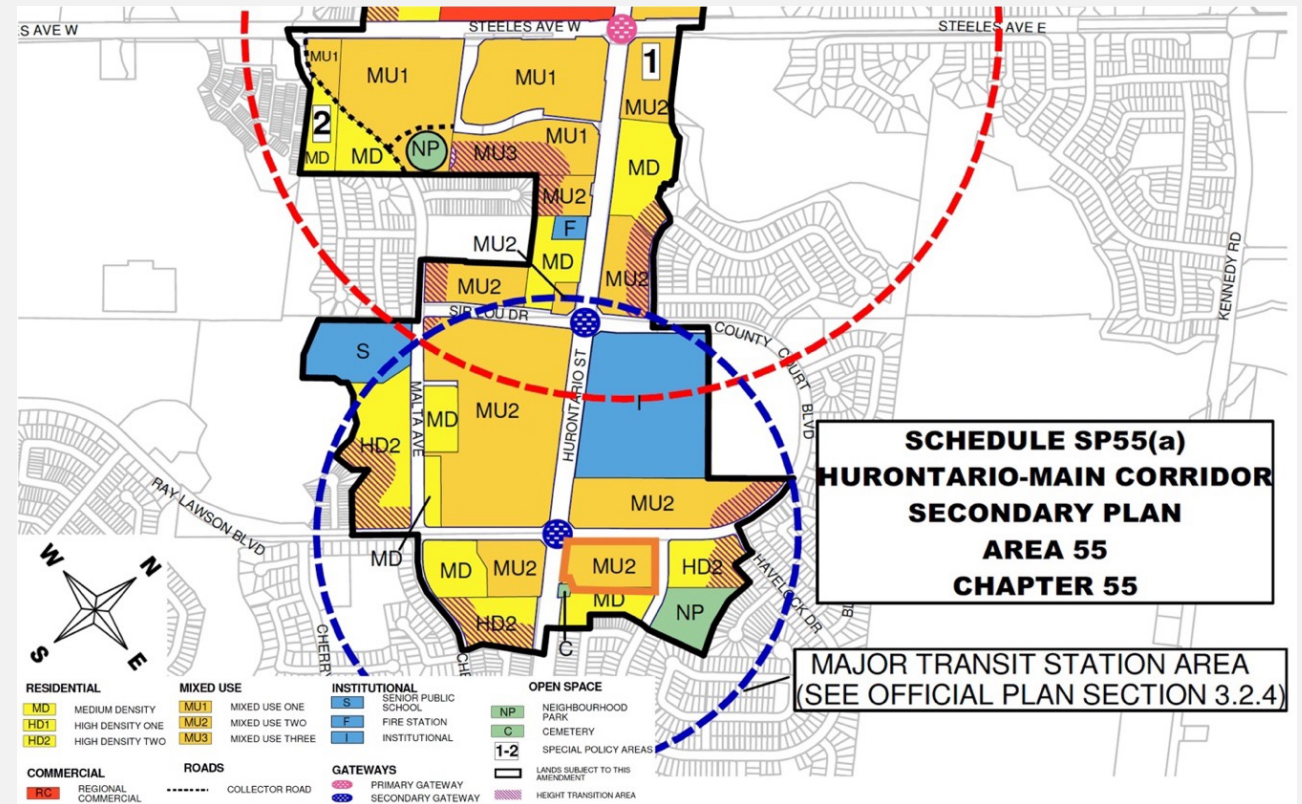


Schedule A

POLICY CONTEXT – SECONDARY PLAN

MIXED-USE TWO

- Subject Site is designated Mixed Use Two within Schedule SP55(a)
- The lands are intended for mixed use development, predominantly for office and institutional uses, with a maximum density of 3.0 FSI and a maximum building height of 63.0 metres (20 storeys) (Section 5.3.3). Residential uses are permitted
- Density and/or building height greater than the maximum permitted is allowed without the need to amend the Secondary Plan (Section 5.1.1)
- The Hurontario-Main Corridor Secondary Plan predates the COVID-19 pandemic, which resulted in a paradigm shift of work behaviours (i.e work-from-home, office/business parks)



PROPOSED DEVELOPMENT

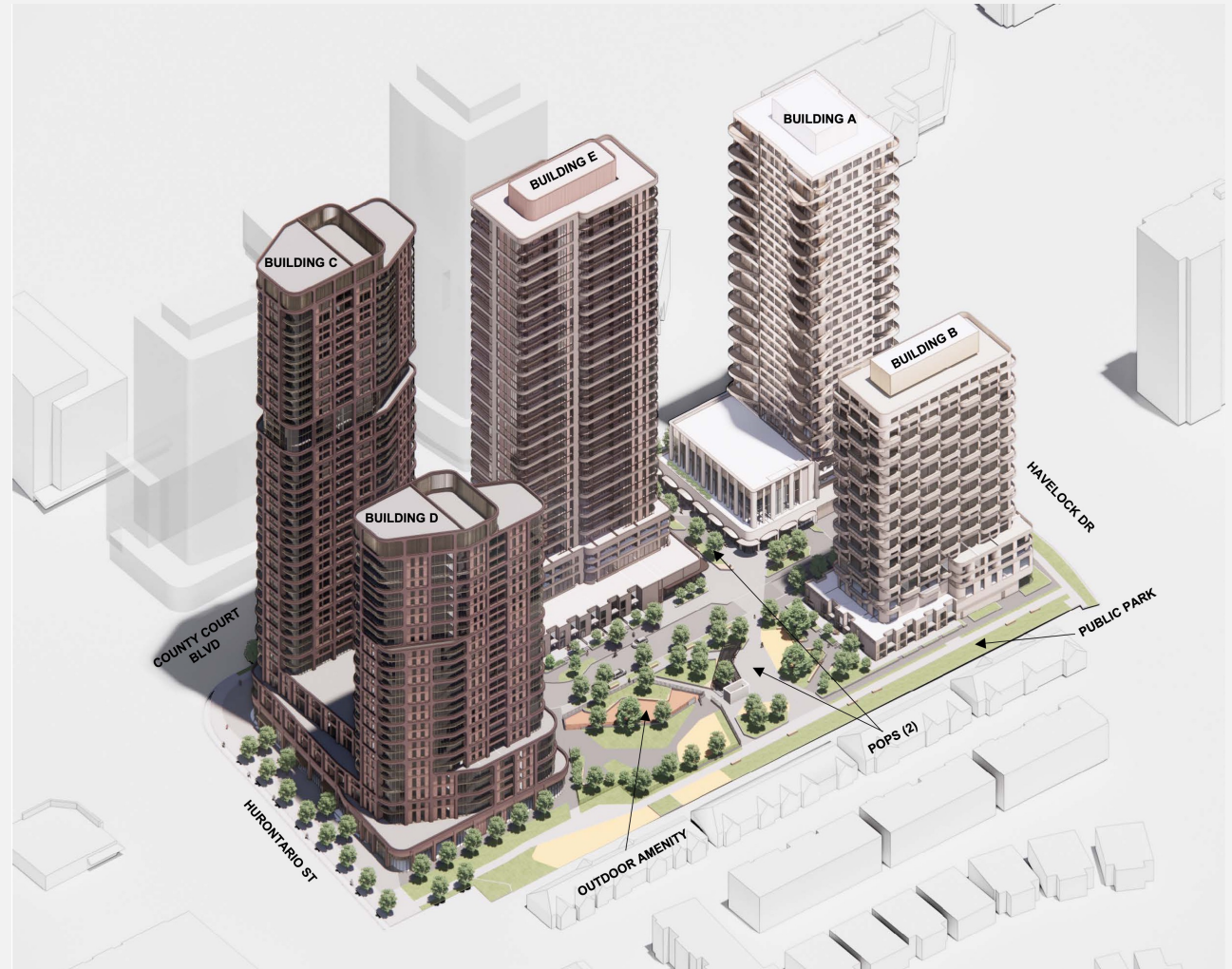
PROPOSED DEVELOPMENT

Statistics

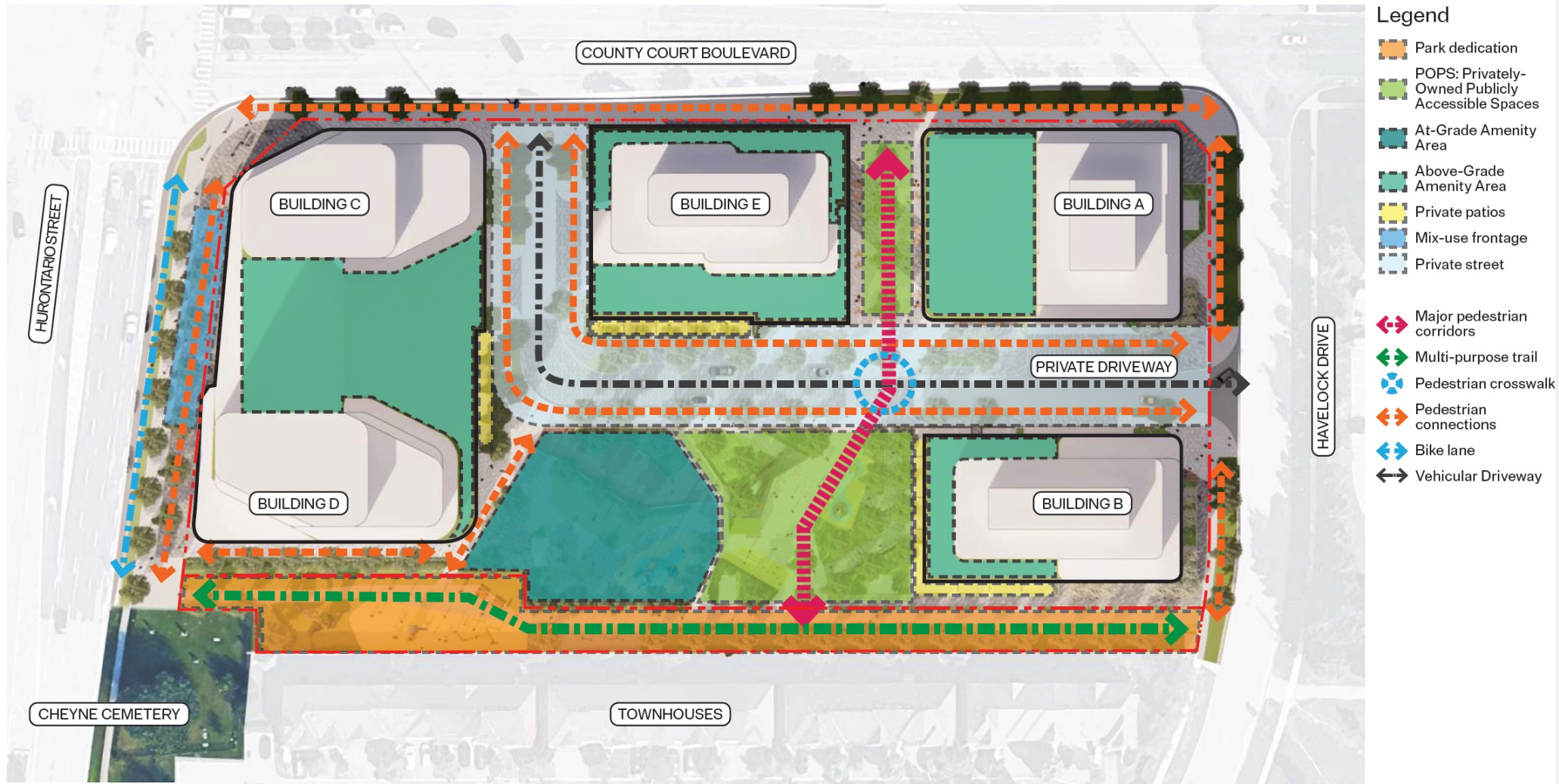
- 1 HEIGHT:** 5 residential towers (44, 39, 34, 28, and 22 storeys) atop at-grade retail/commercial
- 2 PUBLIC SPACES:** New public park (10% of site) and two POPS spaces
- 3 DENSITY:** 135,780 total m² of GFA (2,520 m² of non-res GFA) providing for an FSI of 6.31
- 4 PARKING:** 1,226 vehicle parking spaces across a 3-level underground garage (incl. 389 for visitors)
- 5 UNIT MIX:** 175 studio/966 1bd /649 2 bd/156 3bd = 1,946 residential units
- 6 AMENITY AREA:** 4,651 m² of total indoor amenity space and 4,823 m² of total outdoor amenity space

KEY CONSIDERATIONS

- **Transit-Oriented Development:** Adjacent to under-construction Ray Lawson LRT Stop – placing the site within the Ray Lawson MTSA
- **Heritage:** Integrates and enhances Cheyne Cemetery’s heritage features by providing for an adjacent public park
- **Public Realm:** Enhances the public realm along three public street frontages through new street furniture and plantings
- **Design:** Provides iconic architecture, defining the gateway and entrance to Brampton
- **Walkability:** Increased connectivity between interior neighbourhood and future LRT stop
- **Sustainability:** Repurposes existing surface parking with two POPS spaces, outdoor amenity areas, expanded public realm, and a new public park. Proposal results in a net gain of 73 trees.



LANDSCAPE CONCEPT PLAN

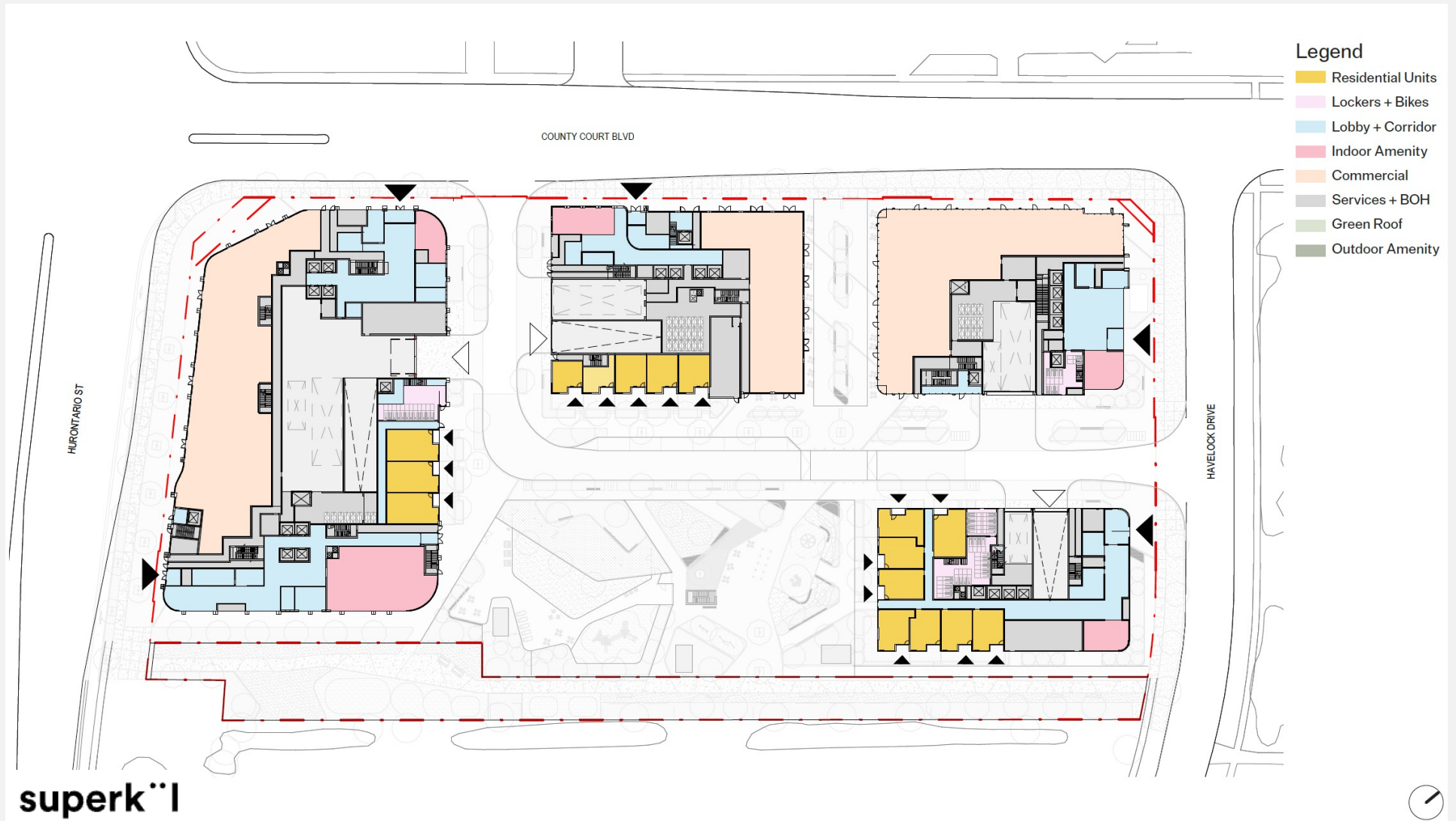


Legend

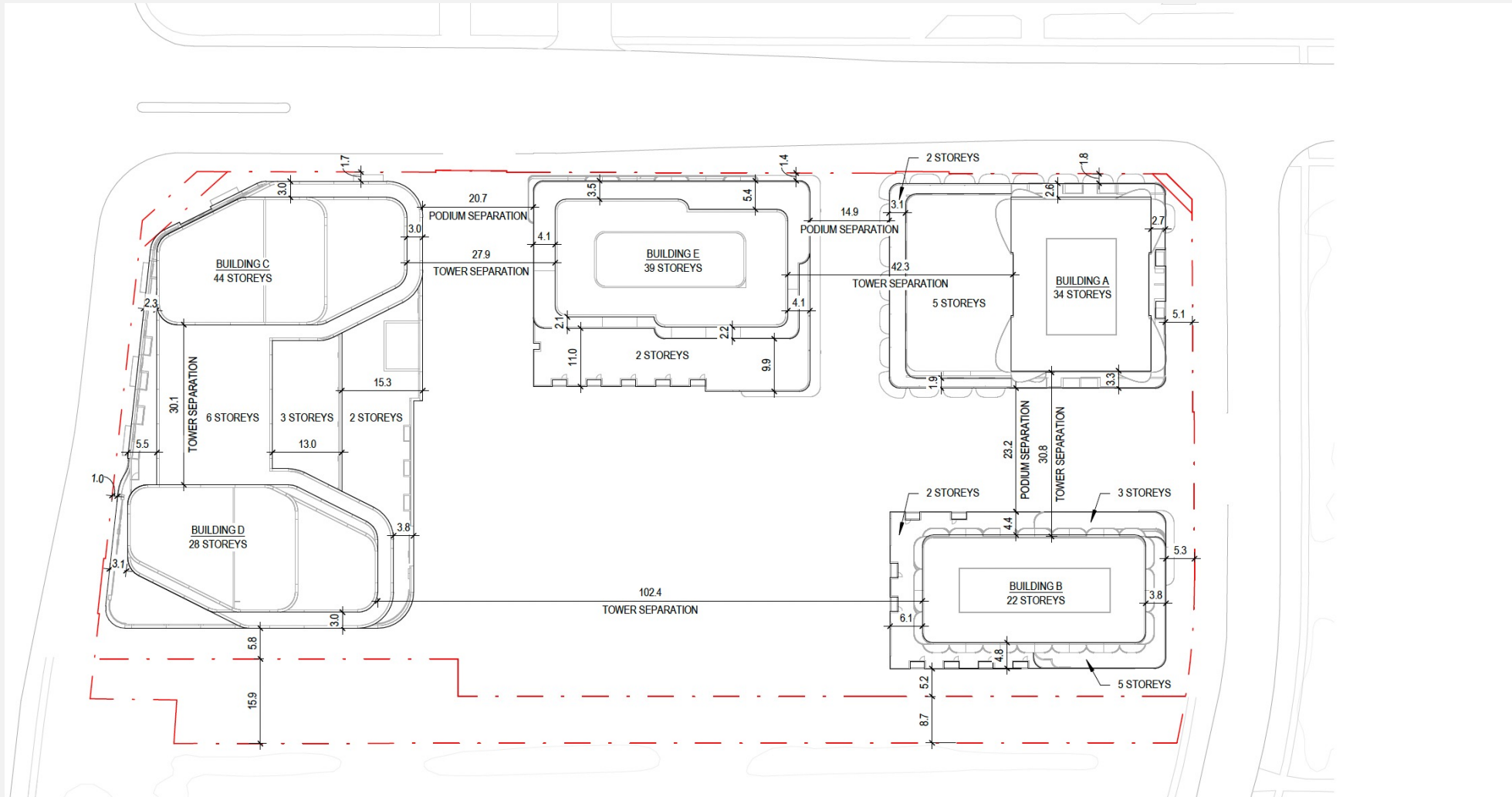
- Park dedication
- POPS: Privately-Owned Publicly Accessible Spaces
- At-Grade Amenity Area
- Above-Grade Amenity Area
- Private patios
- Mix-use frontage
- Private street
- Major pedestrian corridors
- Multi-purpose trail
- Pedestrian crosswalk
- Pedestrian connections
- Bike lane
- Vehicular Driveway



GROUND FLOOR PLAN



ROOF PLAN



THE PROPOSED DEVELOPMENT

View looking East at the corner of Hurontario St/County Court Blvd



THE PROPOSED DEVELOPMENT

View looking East at the corner of
Hurontario St and County Court
Blvd at Dusk



THE PROPOSED DEVELOPMENT

View looking East between Building E and Building A (POPS)

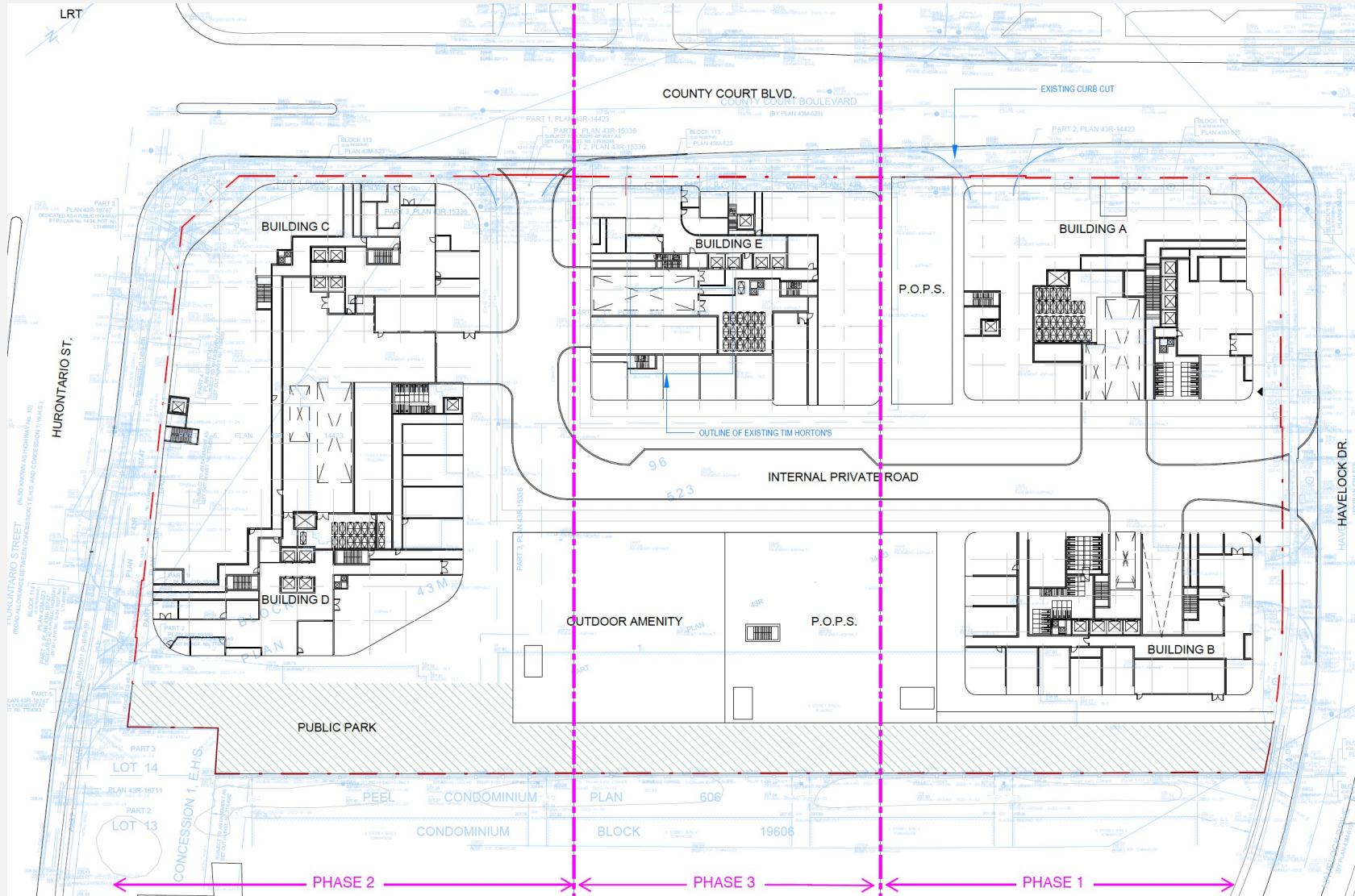


THE PROPOSED DEVELOPMENT

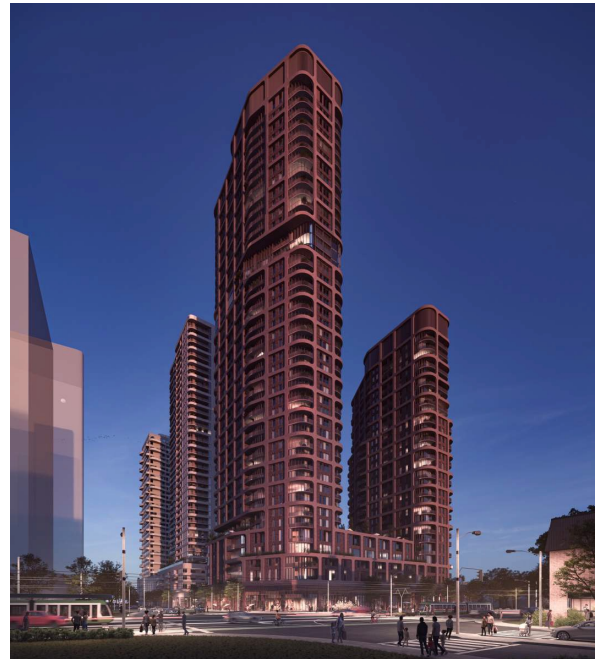
View looking North to Building E and Building A from Central POPS



PRELIMINARY PHASING PLAN



200 COUNTY COURT BLVD



THANK YOU

STANFORD

superkool

 **WND**
ASSOCIATES
PLANNING AND URBAN DESIGN

STUDIO **t1a**

LEA 

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