

STATUTORY PUBLIC MEETING – JANUARY 15, 2024

**APPLICATION to AMEND the
CITY of BRAMPTON ZONING BY-LAW 270-2004**

MANGA (QUEEN) INC.

**249 QUEEN STREET EAST,
CITY of BRAMPTON**

**CITY FILE: OZS-2023-0040
PDC ITEM 5.4**



Gagnon Walker Domes Ltd.

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SUBJECT SITE



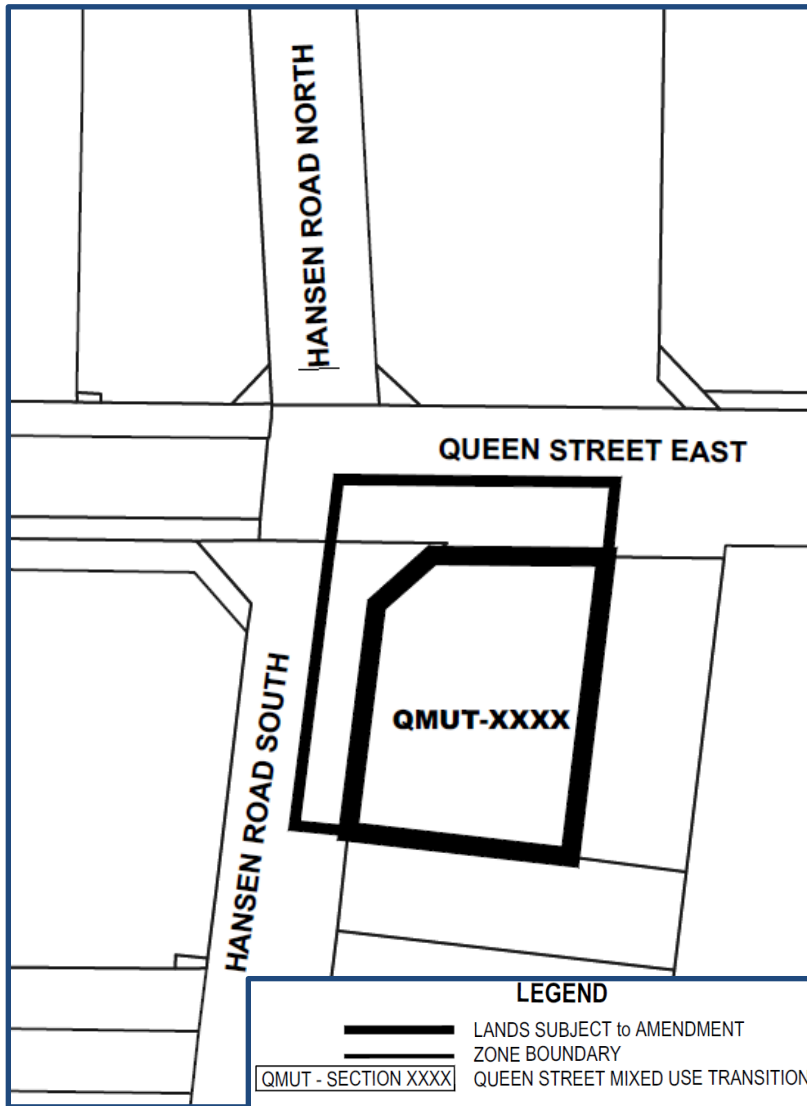
- Address:
 - 249 Queen Street East
- Site Area and Lot Frontage:
 - 0.37 hectares (0.93 acres)
 - 42.69 m (140.05 ft) - Queen Street East
 - 55.94 m (183.53 ft) - Hansen Road South
- Current Use:
 - One (1) storey restaurant
 - Asphalt Parking



CONTEXT

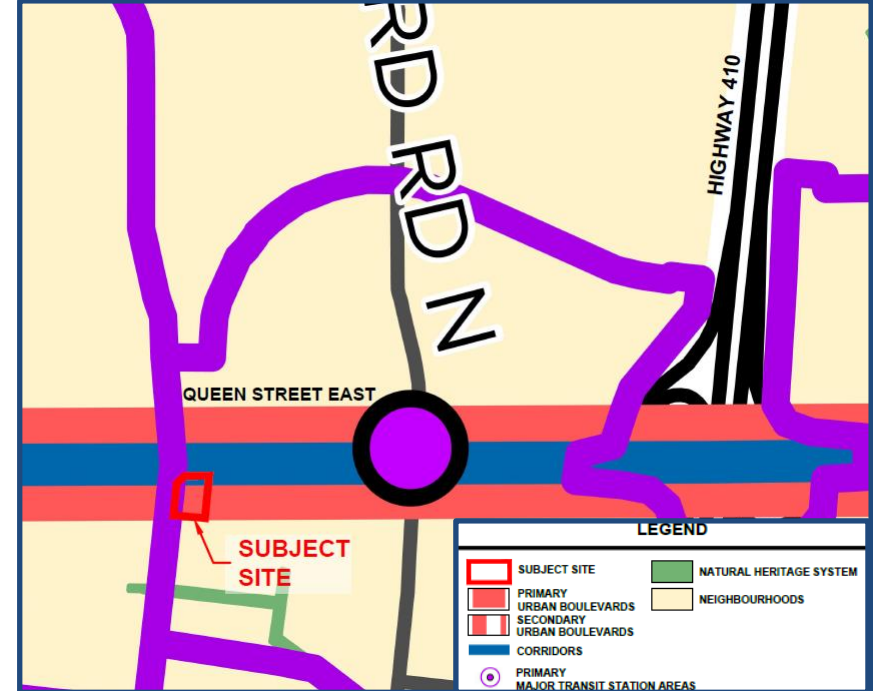
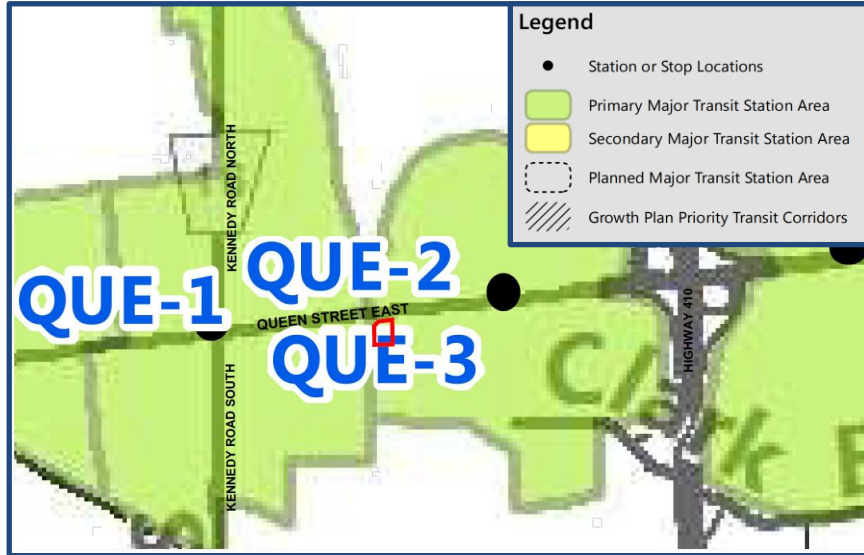


ZONING BY-LAW AMENDMENT



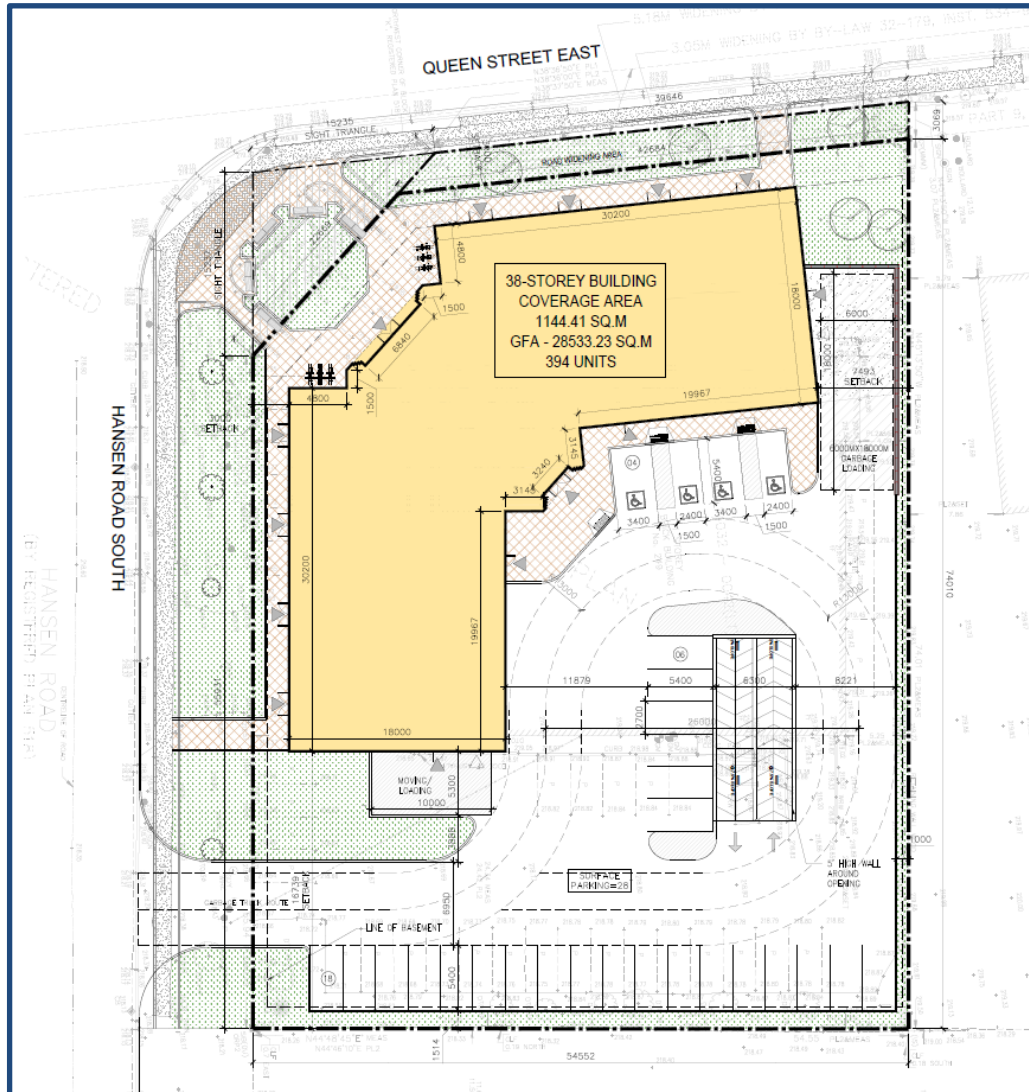
In order to facilitate the proposal, a site-specific Zoning By-law Amendment is required. The proposed Zoning By-law Amendment proposes the Rezoning of the subject site from 'Queen Street Mixed Use Transition – QMUT' to 'Queen Street Mixed Use Transition – QMUT, Special Section XXXX' to permit the mixed-use high-rise residential building with a new site-specific Special Section that will address lot and development performance standards.

QUE-3 RUTHERFORD MAJOR TRANSIT STATION AREA



- The Subject Site is located within the boundaries of the (QUE-3) Rutherford Primary Major Transit Station Area (MTSA). Major Transit Station Areas on Priority Transit Corridors shall be planned for a minimum density target of 160 persons and jobs combined per hectare.

MASTER PLAN SUMMARY



Notable Site Statistics	
Building Height	38 Storeys
Residential Units	394 units
Total Gross Floor Area	28,533 m ² (307,136.70 ft ²)
Retail Space (At-Grade)	506.10 m ² (5,447.80 ft ²)
Floor Space Index	7.54
Parking	181 spaces (2 levels of underground)

PRELIMINARY RENDERINGS



TERTIARY PLAN



	AREA	
	(sf)	(sm)
Site	40,929	3,802.31
Approx. GFA	307,139	28,533
FSA Density		7.5

	AREA	
	(sf)	(sm)
Building 1	307,139	28,533
Total GFA	307,139	28,533

	UNIT YIELD
Building 1	394
Total Units	394

	AREA	
	(sf)	(sm)
Site	24,118	2,240.67
Approx. GFA	100,685	9,354
FSA Density		4.1

	AREA	
	(sf)	(sm)
Building 2	100,685	9,354
Total GFA	100,685	9,354

	AREA	
	(sf)	(sm)
Site	70,784	5,920.34
Approx. GFA	307,139	28,533
FSA Density		4.8

	AREA	
	(sf)	(sm)
Building 3	307,139	28,533
Total GFA	307,139	28,533

	UNIT YIELD
Building 3	394
Total Units	394

APPLICATION TECHNICAL STUDIES, REPORTS, PLANS

1. Planning Justification Report;
2. Sustainability Score and Summary;
3. Site Plan;
4. Architectural Plans;
5. Urban Design Brief;
6. Renderings/Elevations;
7. Shadow Study;
8. Phase 1 and 2 Environmental Site Assessment;
9. Tertiary Plan Landscape Plan;
10. Tree Inventory Report and Plan;
11. Energy Modeling Report;
12. Functional Servicing and Stormwater Management Report;
13. Wind Study;
14. Noise Study;
15. Noise Impact Study and D-6 Land Use Compatibility;
16. Geotechnical Report;
17. Hydrogeological Report;
18. Topographic and Boundary Survey;
19. Waste Management Plan;
20. Traffic Impact Study; and
21. Landscape Plan.

THANK YOU