

STATUTORY PUBLIC MEETING – MAY 6, 2024

**APPLICATION to AMEND the OFFICIAL PLAN
and ZONING BY-LAW**

2391057 ONTARIO INC.

**'0' FATHER TOBIN ROAD, 10819 and 10833
BRAMALEA ROAD**

**CITY FILE: OZS-2024-0011
WARD: 9**



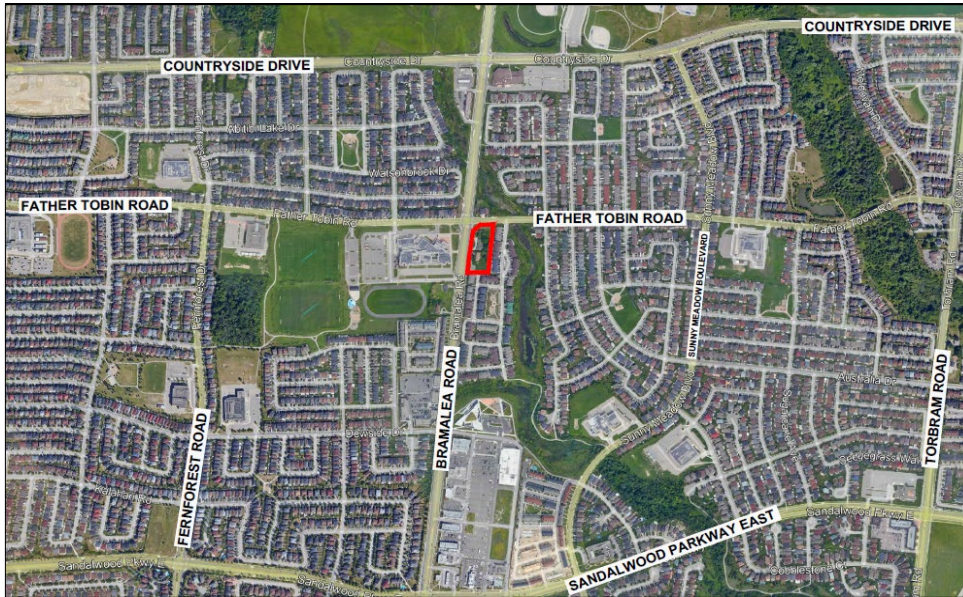
Gagnon Walker Domes Ltd.

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SUBJECT SITE and CONTEXT



Site Area, Frontage

~0.78 hectares
~128 metres – Bramalea Road
~40 metres – Father Tobin Road

Existing Use

Two (2) single detached dwellings

Site Context, Community Facilities, Amenities

Surrounding area is characterized by a mix of land uses including detached and condominium townhouse dwelling units, public schools, open space valley lands, a public library, and commercial lands beyond.



Located within ~800 metres or a 10-minute walk of: 7 public parks, 8 schools, 2 places of worship

Access to Brampton Transit Bus Routes 12, 15, 207, 32, and 33

Located within ~500 metres of commercial complexes located along Bramalea Road and northeast of Bramalea Road and Sandalwood Parkway.



ARCHITECTURAL SITE PLAN



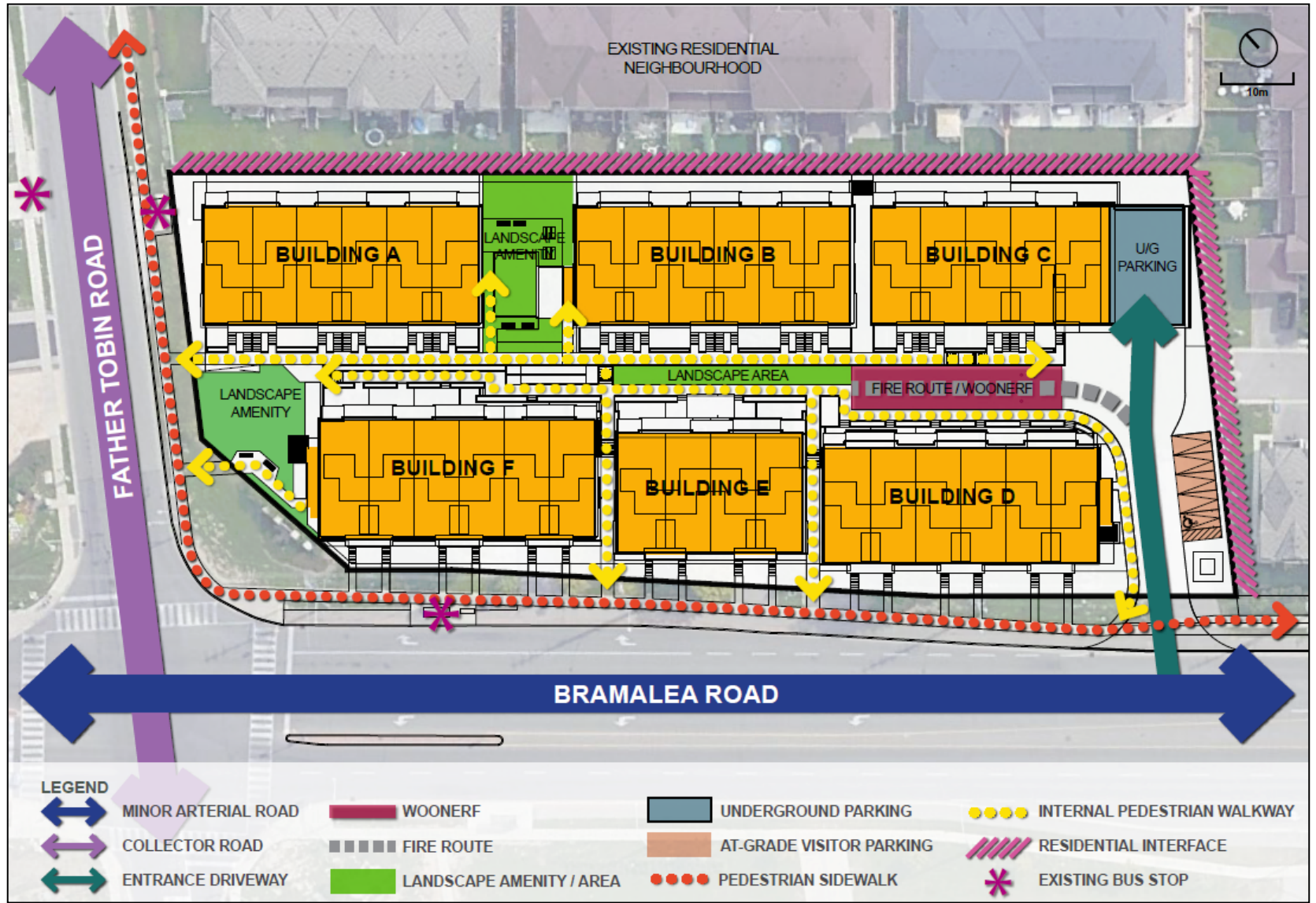


PRECEDENT IMAGES



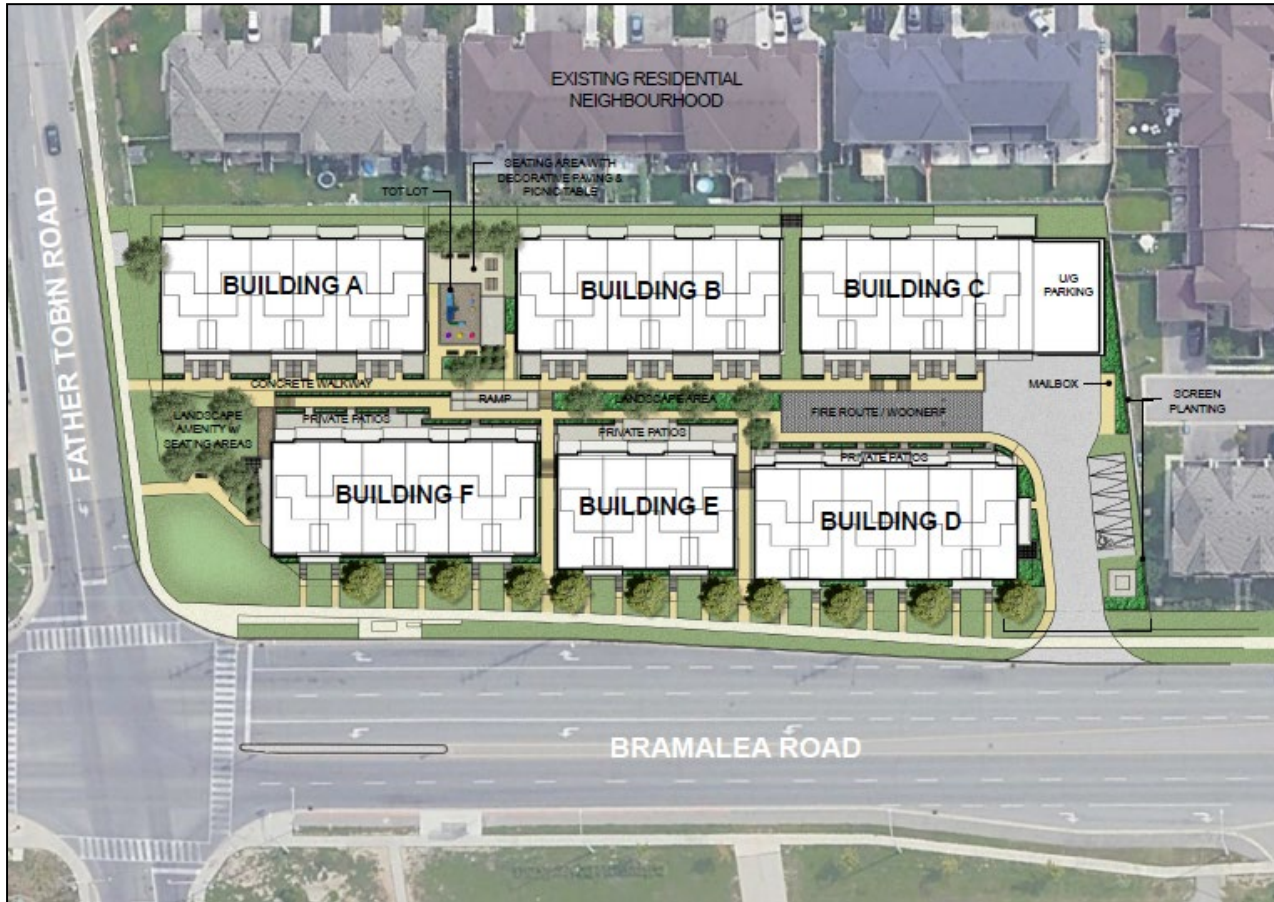


CIRCULATION PLAN





LANDSCAPE CONCEPT PLAN, PRECEDENT IMAGES

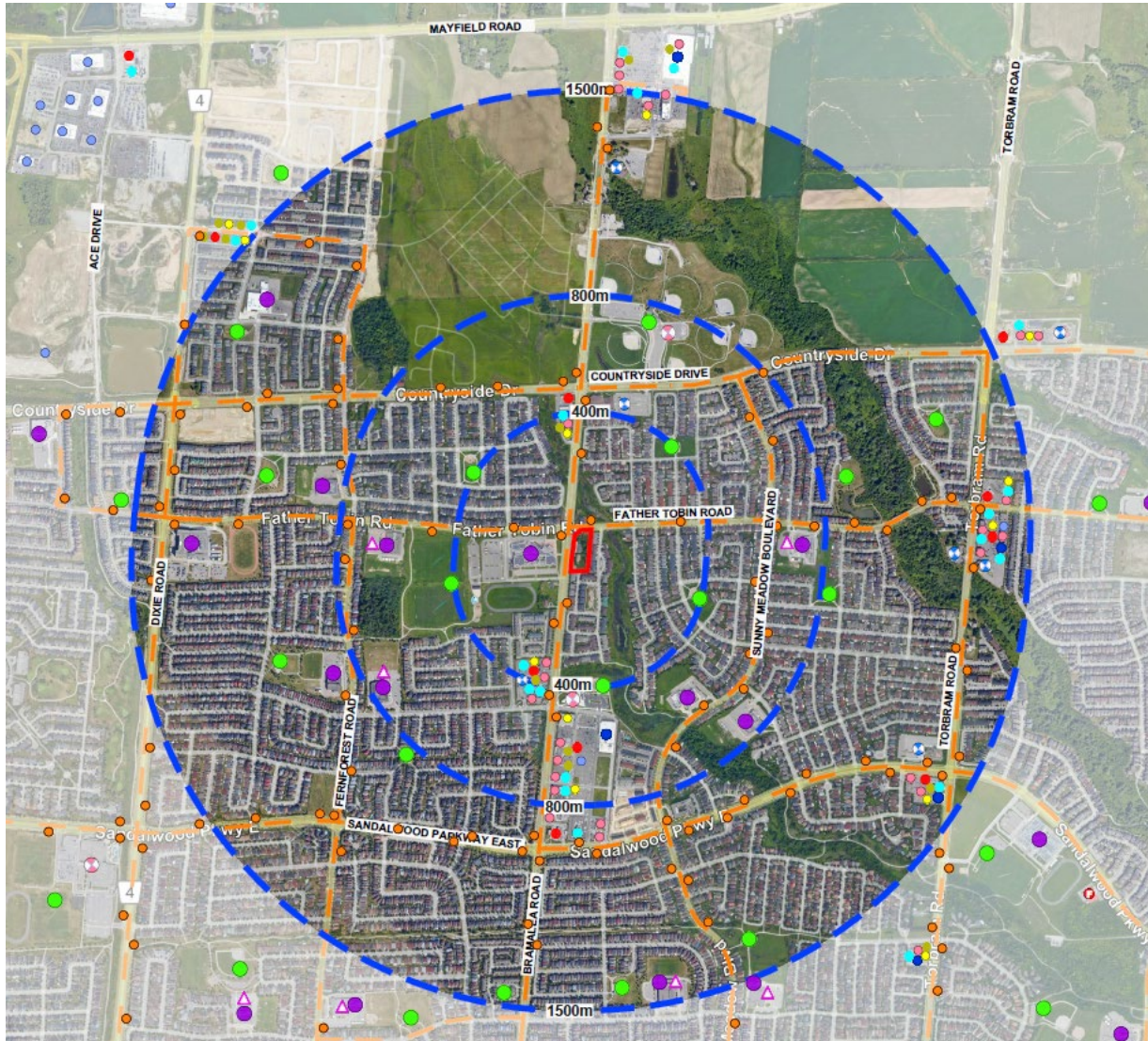





















SUSTAINABILITY SCORE

Proposal has achieved the "Bronze Threshold".

Score to be re-evaluated during planning process and future detailed design stage.



-  SUBJECT SITE
-  400m-800m RADIUS from SUBJECT SITE
-  BRAMPTON TRANSIT BUS STOPS
-  BRAMPTON RAPID TRANSIT ROUTE, ZUM 561
-  BRAMPTON TRANSIT ROUTES
-  SCHOOLS
-  DAYCARE CENTRES
-  PLACES of WORSHIP
-  RECREATIONAL FACILITIES
-  PARKS
-  GENERAL RETAIL / BANKS
-  EMPLOYMENT / OFFICE
-  CONVENIENCE / GAS STATION
-  RESTAURANT / TAKE-OUT / COFFEE SHOP
-  GROCERY STORE
-  PHARMACY / MEDICAL OFFICE / VETERINARY
-  HAIR SALON / NAIL SALON



APPLICATION TECHNICAL STUDIES, REPORTS, PLANS

- 1) Boundary and Topographic Plan of Survey
- 2) Architectural Plans
- 3) Waste Management Plan
- 4) Sun and Shadow Study
- 5) Urban Design Brief
- 6) Landscape Concept Plan
- 7) Tree Inventory and Preservation Plan Report
- 8) Functional Servicing Report
- 9) Site Servicing, Grading and Section Plans
- 10) Noise Feasibility Study
- 11) Transportation Impact Study
- 12) Environmental Site Assessment
- 13) Geotechnical Investigation
- 14) Planning Justification Report
- 15) Preliminary Housing Analysis
- 16) Sustainability Score and Summary
- 17) Draft Official Plan and Zoning By-law Amendments