

# **STATUTORY PUBLIC MEETING – JUNE 17, 2024**

**APPLICATION to AMEND the DOWNTOWN  
BRAMPTON SECONDARY PLAN &  
CITY of BRAMPTON ZONING BY-LAW 270-2004**

**AMDEV PROPERTY GROUP  
(C/O BRAMPTON MILL NELSON LP)**

**23, 25, 27 & 29 MILL STREET NORTH & 53 NELSON  
STREET WEST, CITY of BRAMPTON**

**CITY FILE: OZS-2024-0033  
PDC ITEM 5.5**

**Presenter:**

**Richard Domes  
Partner, Principal Planner  
Gagnon Walker Domes Ltd.**





# SUBJECT SITE



23 and 25 Mill St. N.



27 and 29 Mill St. N.

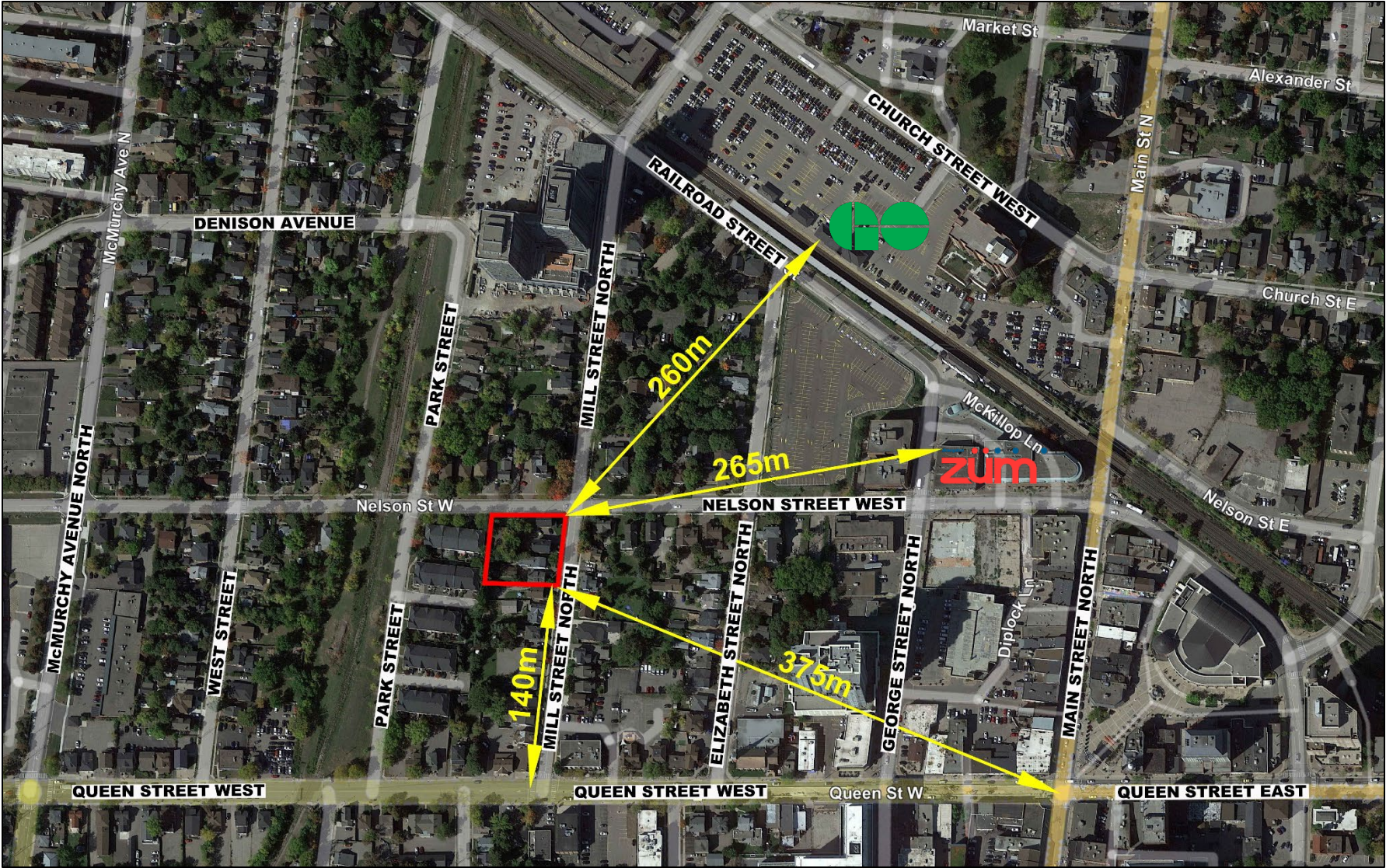


29 Mill St. N. and 53 Nelson St. W.





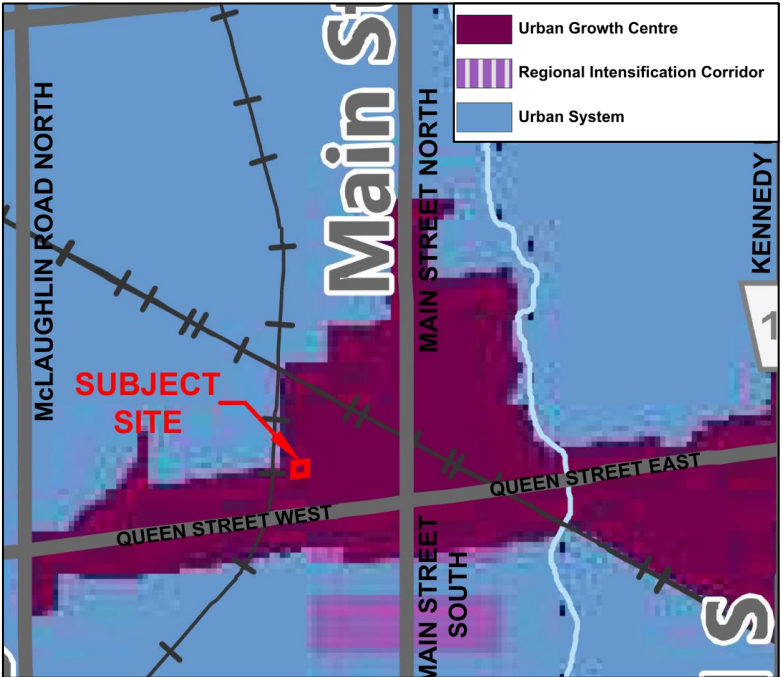
# SURROUNDING CONTEXT



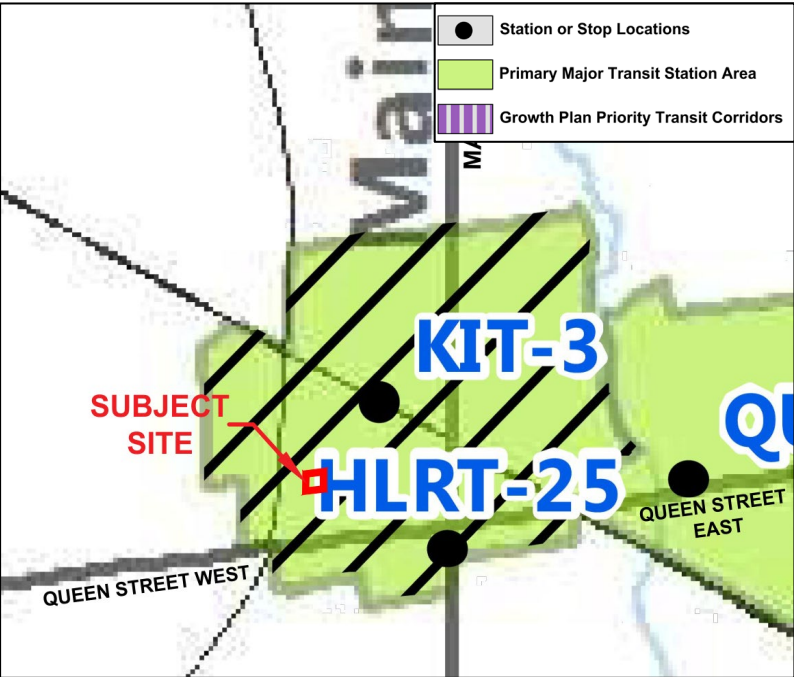




# URBAN GROWTH CENTRE, REGIONAL INTENSIFICATION CORRIDOR MAJOR TRANSIT STATION AREA, CENTRAL AREA



- Urban Growth Centre shall achieve a minimum gross density target of 200 residents and jobs per hectare by 2031.
- Regional Intensification Corridor: Provincial Priority Transit Corridor

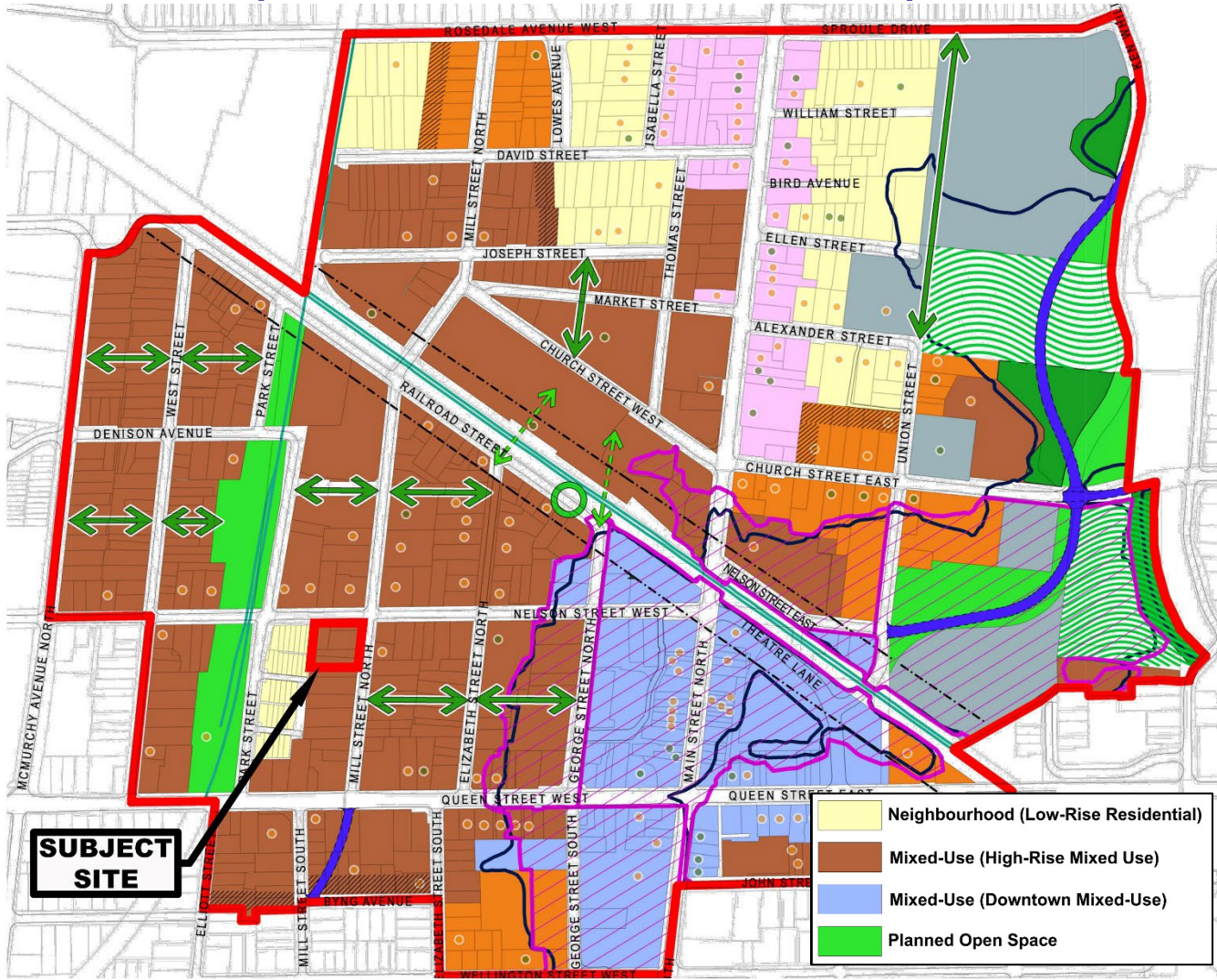


- KIT-3/HLRT-25 Major Transit Station Area shall achieve a minimum density of 200 persons and jobs per hectare.
- 'Central Area' Land Use Designation and 'Anchor Mobility Hub'



# 2024 BRAMPTON PLAN – MTSA LAND USE PLAN

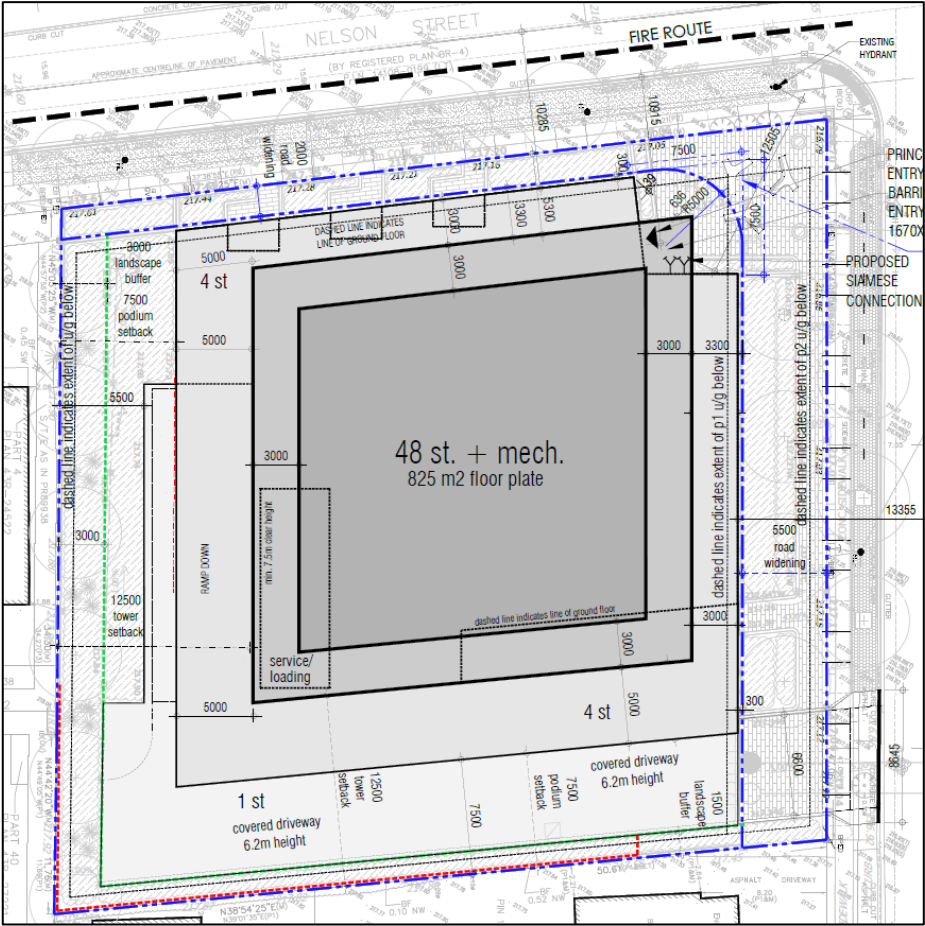
## ‘MIXED-USE (HIGH-RISE MIXED USE)’ DESIGNATION







# SITE PLAN SUMMARY



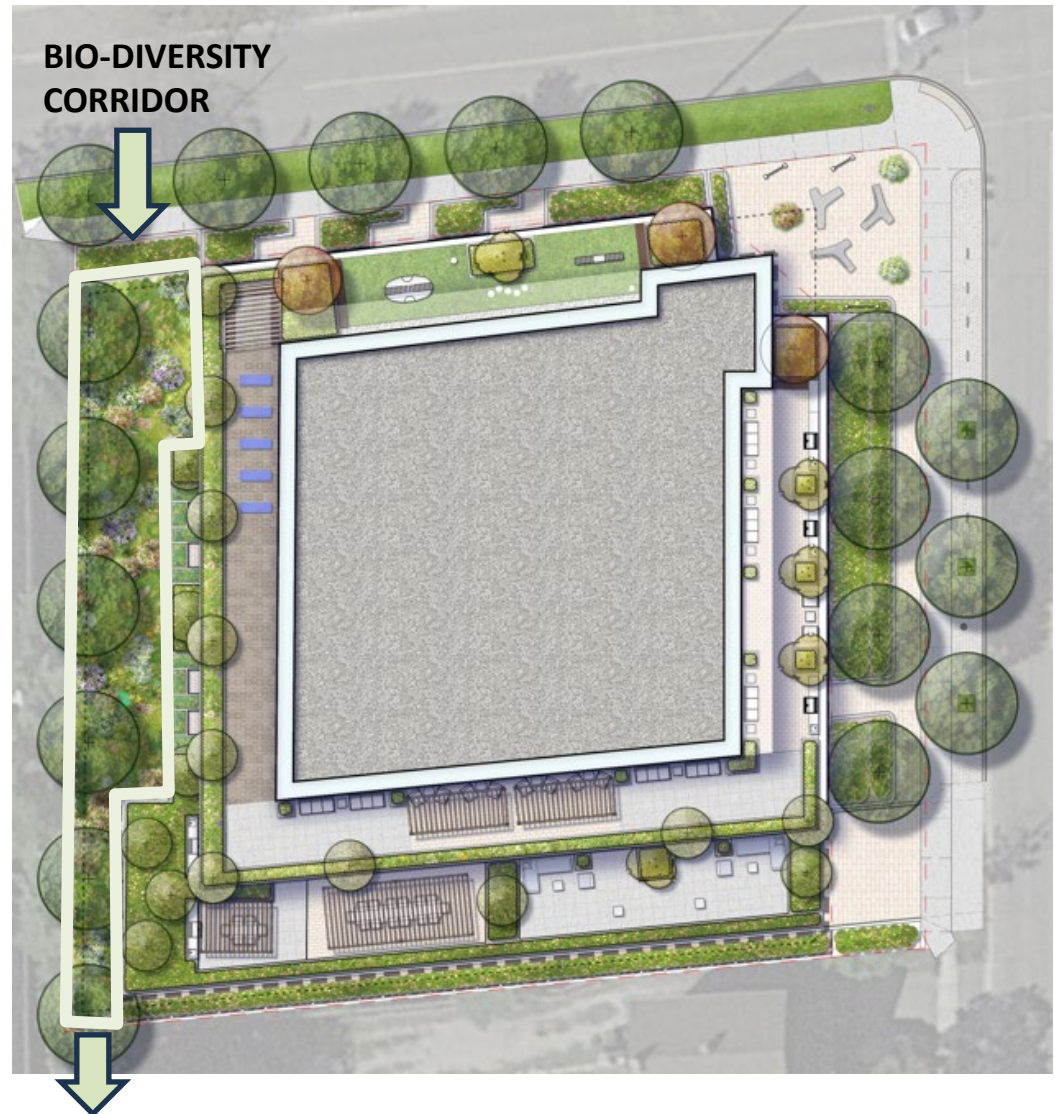
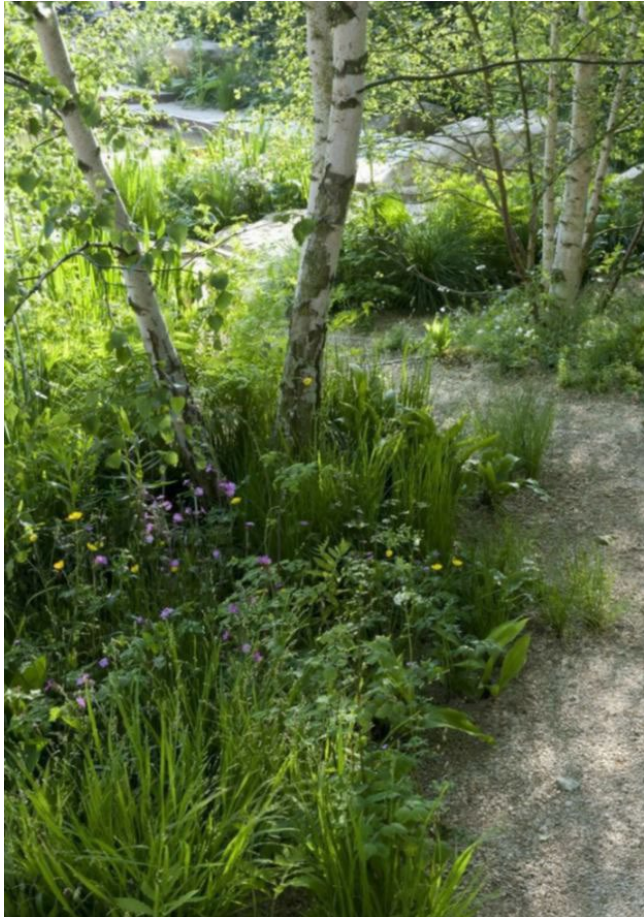
Site Statistics	
Building Height	48 Storeys (4 storey Podium)
Residential Units	Total – 549 Units <ul style="list-style-type: none"><li>• 1 Bedroom – 350 Units (63.8%)</li><li>• 2 Bedroom – 190 Units (34.6%)</li><li>• 3 Bedroom – 9 Units (1.6%)</li></ul>
Gross Floor Area	38,401.00 m <sup>2</sup> (413,344.92 ft <sup>2</sup> )
Floor Space Index	Gross – 16.47 Net – 19.42
Private Amenity Area	Total – 2,494.00 m <sup>2</sup> (4.54 m <sup>2</sup> /Unit) <ul style="list-style-type: none"><li>• Indoor – 1,534.00 m<sup>2</sup> (2.79 m<sup>2</sup>/Unit)</li><li>• Outdoor – 960.00 m<sup>2</sup> (1.75 m<sup>2</sup>/Unit)</li></ul>
Parking	Total – 184 Spaces <ul style="list-style-type: none"><li>• Surface – 3 Visitor Spaces</li><li>• Underground (P1-P4)<ul style="list-style-type: none"><li>• 70 Residential Spaces</li><li>• 111 Visitor Spaces</li></ul></li></ul>
Bicycle Parking	Total – 330 Spaces <ul style="list-style-type: none"><li>• 55 Short-Term Spaces</li><li>• 275 Long-Term Spaces</li></ul>
Access	Mill Street North Only

## GROUND FLOOR:





# BIO-DIVERSITY CORRIDOR



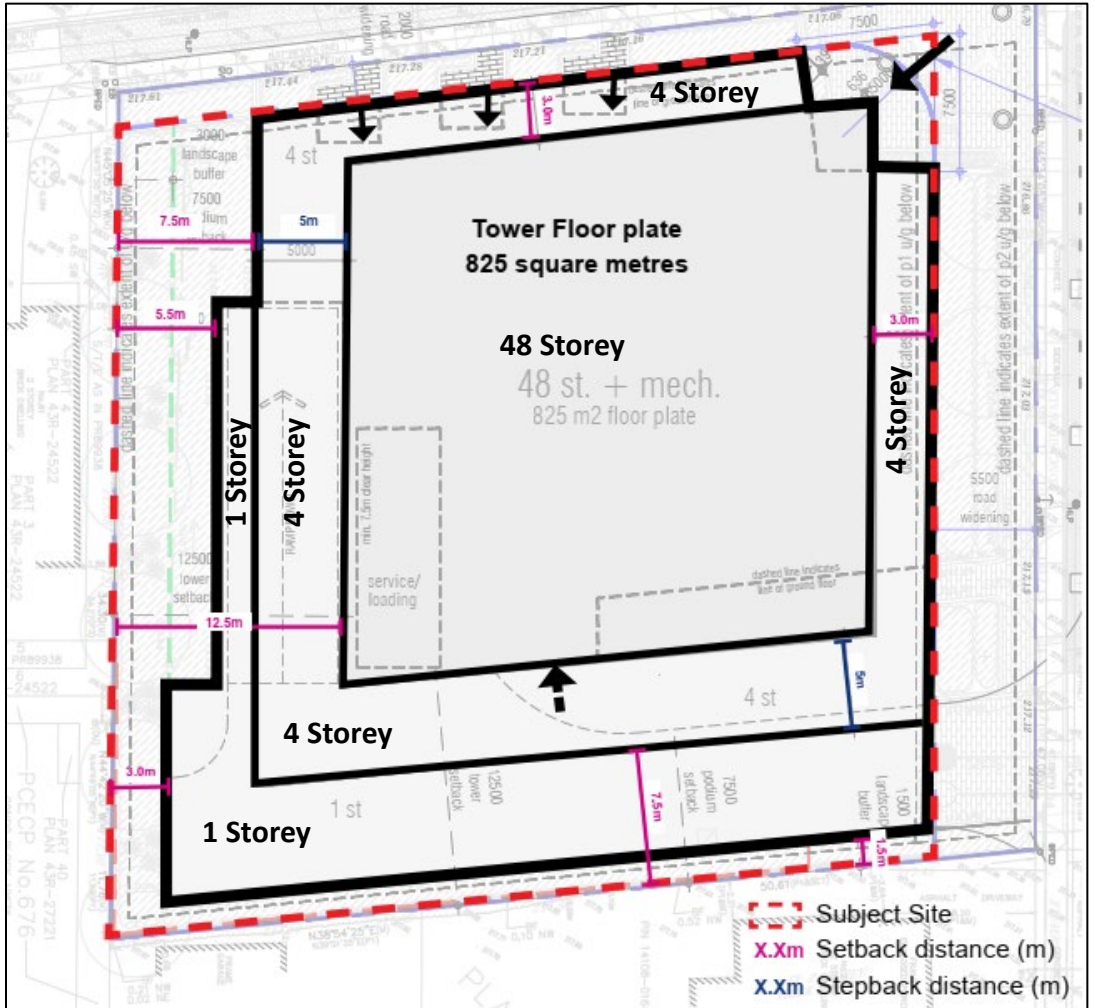




# LANDSCAPE BUFFERS



# BUILDING TOWER







# TERTIARY PLAN

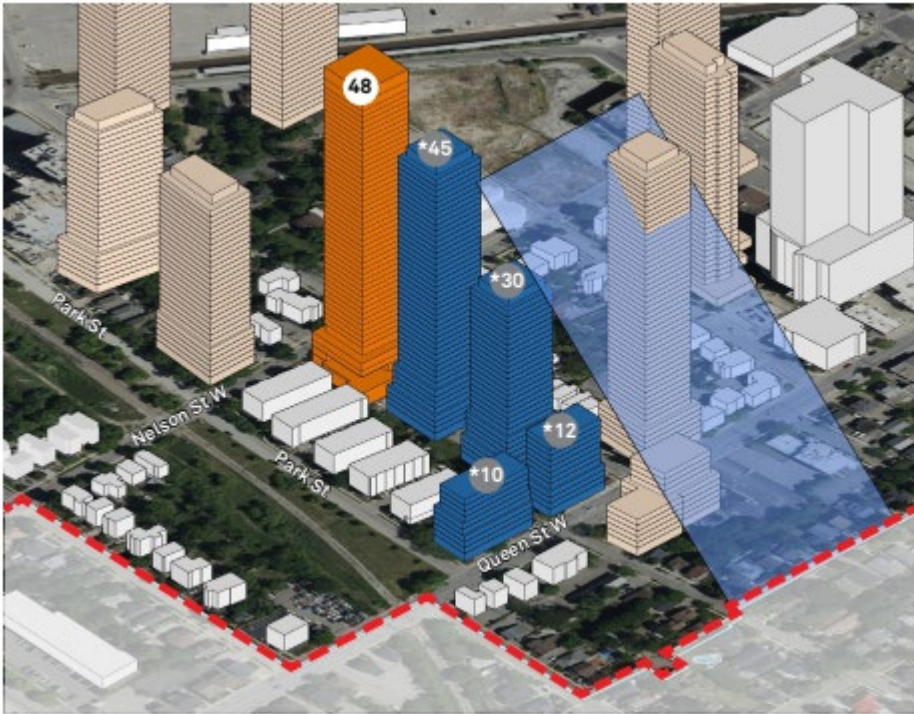
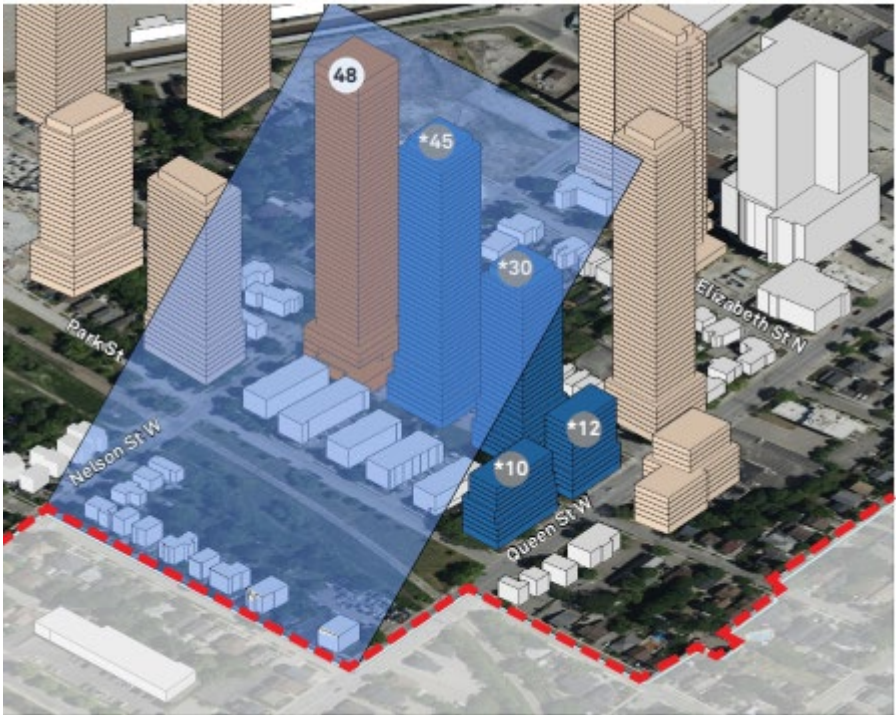


- Legend**
- Block Plan Boundary
  - Property Lines
  - Subject Site
  - Soft Site Property Lines
  - Surrounding Development
  - Planned Road Widening Extent
  - Existing Buildings - Residential
  - Applicant Proposal
  - Soft Site
  - Proposed Mixed Use
  - Landscape Open Space
  - # Number of Floors
  - \*Conceptual Building Heights
  - Potential Vehicular Access/Shared Access
  - Planned Midblock Connection (City)
  - Queen St BRT
  - Bus Stop





# TERTIARY PLAN - ANGULAR PLANE







# THANK YOU