

STATUTORY PUBLIC MEETING – JUNE 17, 2024

APPLICATION to AMEND the ZONING BY-LAW

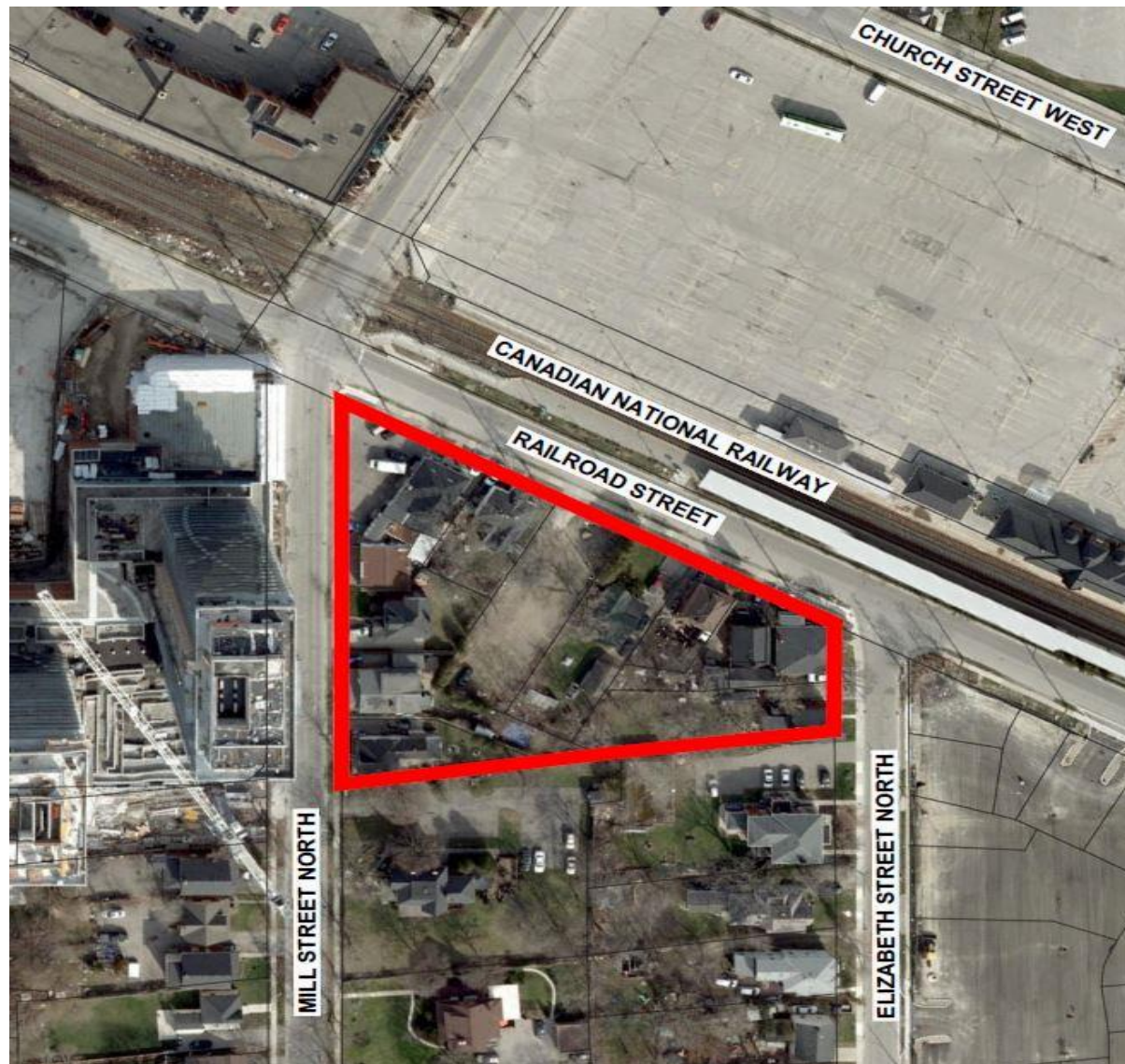
**23 RAILROAD INC., 17595031 RAILROAD ME INC.,
5519273548 RAILROAD ME INC.**

**17-35 RAILROAD STREET,
48-52 MILL STREET NORTH,
55 & 59 ELIZABETH STREET NORTH,
CITY of BRAMPTON**

**CITY FILE: OZS-2024-0032
PDC ITEM 5.9**

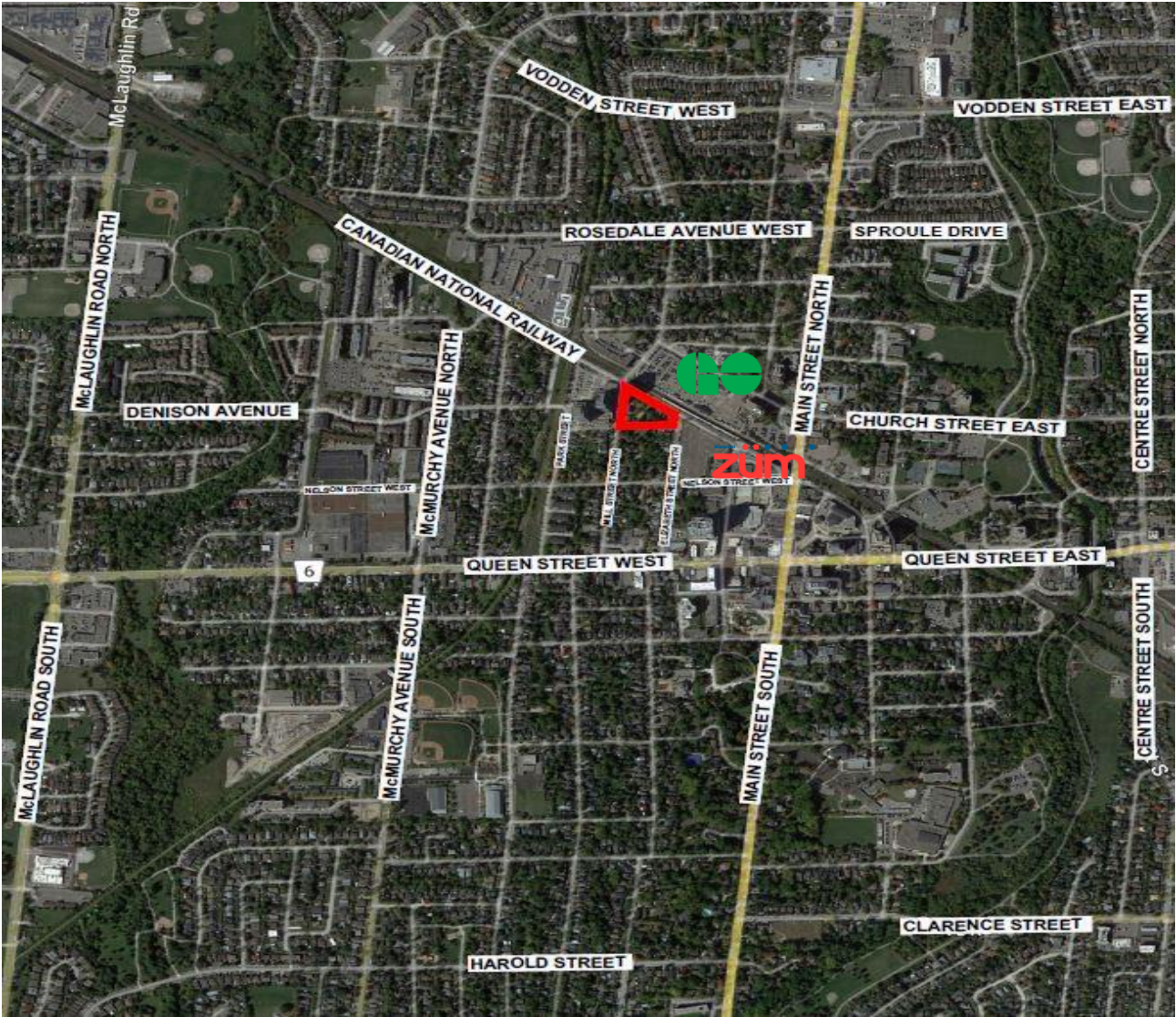


SUBJECT SITE



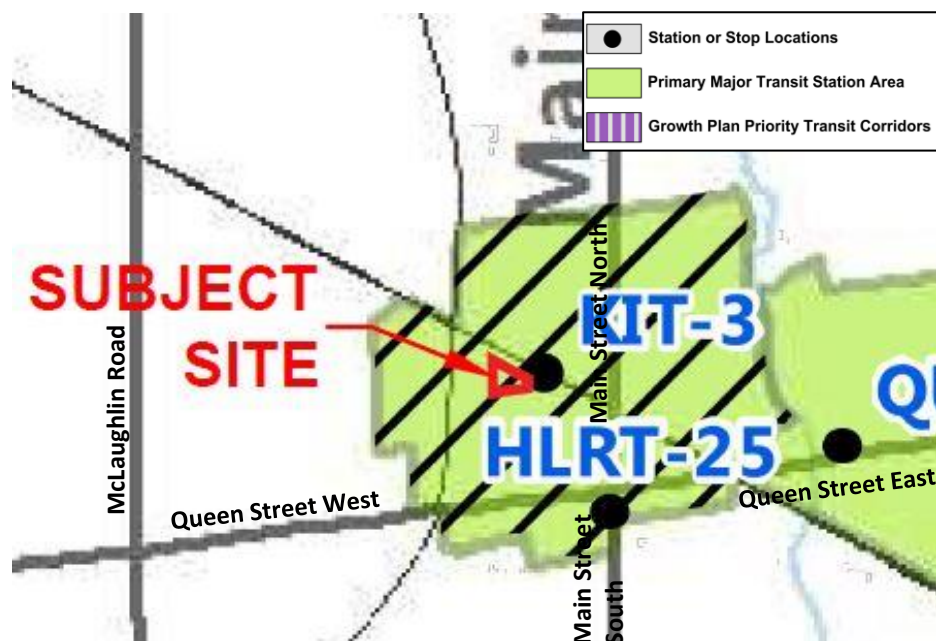
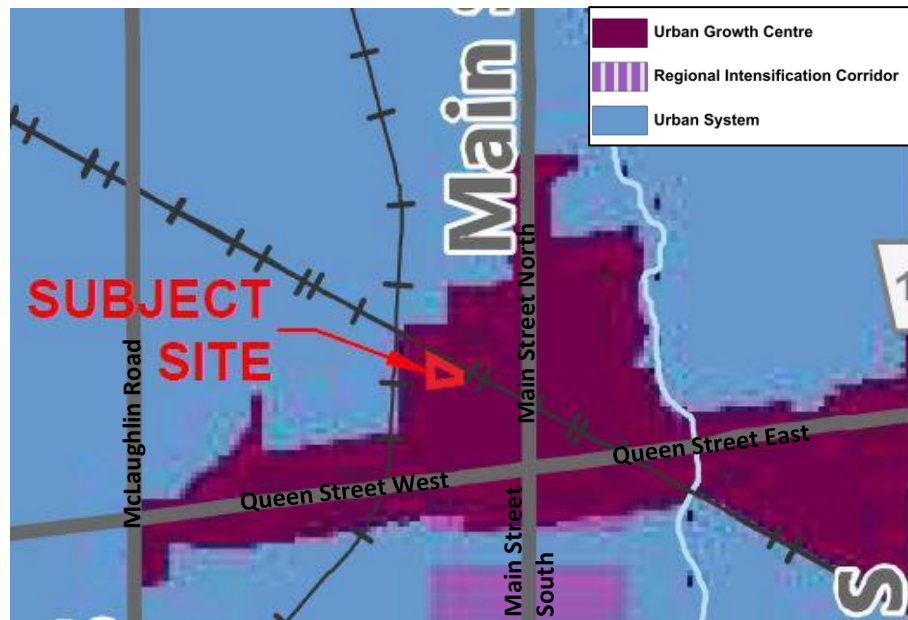


SURROUNDING CONTEXT





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

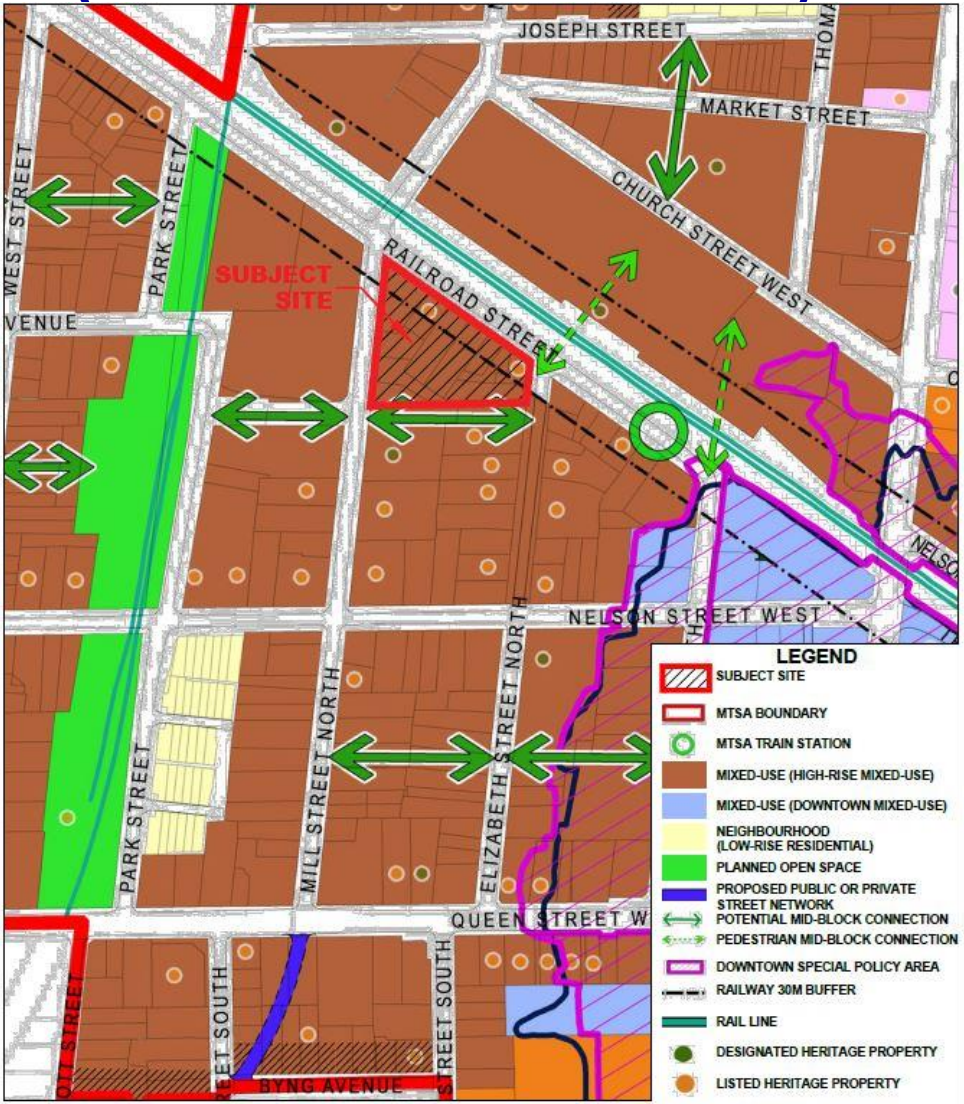


- Urban Growth Centre shall achieve a minimum gross density target of 200 residents and jobs per hectare by 2031.
- Regional Intensification Corridor: Provincial Priority Transit Corridor

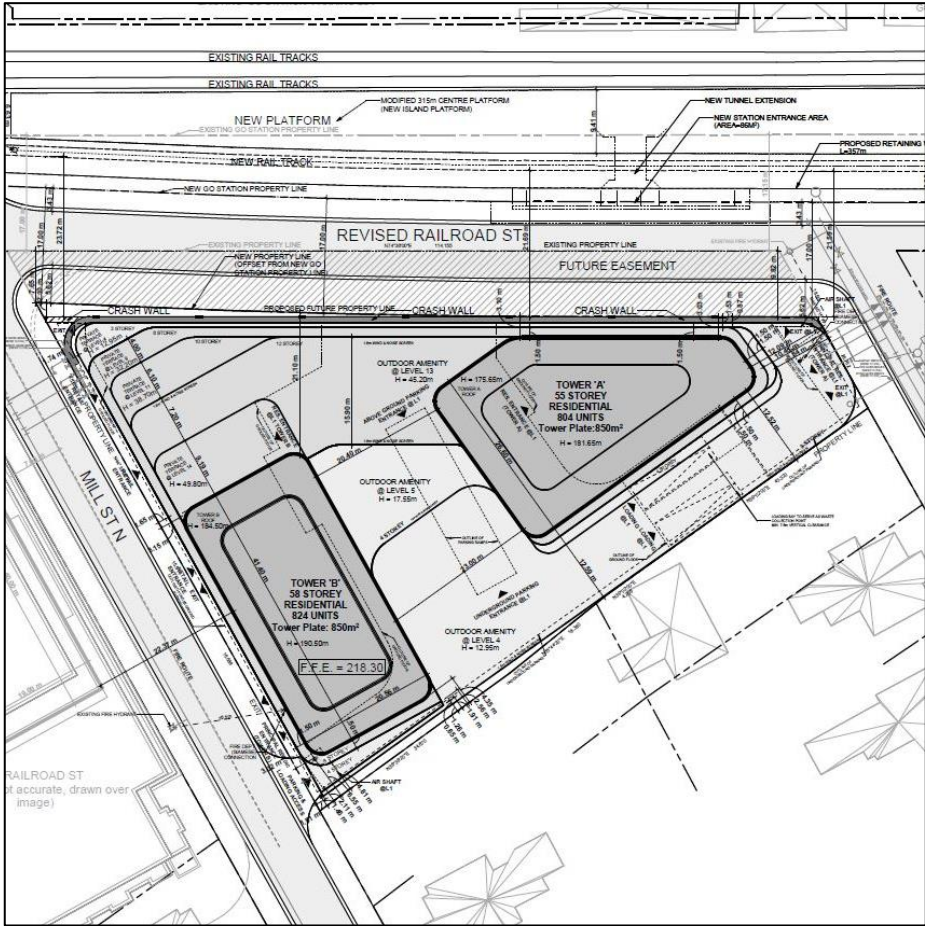
- KIT-3/HLRT-25 Major Transit Station Area shall achieve a minimum density of 200 persons and jobs per hectare.
- 'Central Area' Land Use Designation and 'Anchor Mobility Hub'



2024 BRAMPTON PLAN – MTSA LAND USE PLAN ‘MIXED-USE (HIGH-RISE MIXED USE)’ DESIGNATION



SITE PLAN SUMMARY



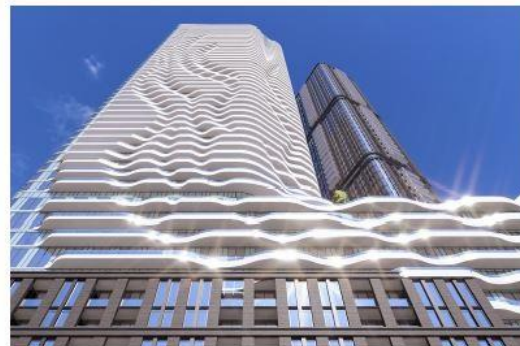
Site Statistics	
Building Height	55 and 58 Storeys (4 storey Base Building plus Mezzanine, 13 storey overall Podium)
Residential Units	Total – 1,628 Units <ul style="list-style-type: none">• Studio – 61 Units (4%)• 1 Bedroom/1 Bedroom plus Den – 1,196 Units (73%)• 2 Bedroom/2 Bedroom plus Den – 371 Units (23%)
Gross Floor Area	93,367 m ² (1,004,994 ft ²)
Floor Space Index	Gross – 15.44 Net – 18.70
Private Amenity Area	Total – 5,220 m ² (56,187 ft ²) <ul style="list-style-type: none">• Indoor – 3,302.00 m² (35,542 ft²)• Outdoor – 1,918.00 m² (20,645 ft²)
Parking	Total – 454 Parking Spaces <ul style="list-style-type: none">• Resident Spaces – 352 Spaces• Visitor/Retail Spaces – 102 Spaces• Total Accessible Parking Spaces – 14 Spaces
Bicycle Parking	Total – 979 Spaces <ul style="list-style-type: none">• Resident Spaces – 814 spaces• Visitor / Retail – 165 spaces
Access	Mill Street North

PRELIMINARY RENDERINGS





PRELIMINARY RENDERINGS



[illegible]

TERTIARY PLAN



- Legend**
-  Pedestrian Walkway
 -  Conceptual Development
 -  Landscaping
 -  Private Open Space
 -  Driving Aisle
 -  Proposed Development
 -  Existing Dwelling

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) Energy Strategy Report
- 6) Functional Servicing and Stormwater Management Report
- 7) Site Servicing, Grading and Section Plans
- 8) Heritage Impact Assessment
- 9) Landscape Plan
- 10) Noise and Vibration Feasibility Study
- 11) Pedestrian Level Wind Study
- 12) Phase 1 Environmental Site Assessment
- 13) Phasing and Sequencing Strategy Brief
- 14) Planning Justification Report
- 15) Preliminary Housing Analysis
- 16) Stage 1 – 2 Archaeological Assessment
- 17) Sustainability Score and Summary
- 18) Tertiary Plan
- 19) Transportation Impact Study
- 20) Urban Design Brief
- 21) Draft Zoning By-law Amendment

THANK YOU