



104 & 118 Queen Street West, Brampton

Public Meeting

June 17, 2024

PRESENTATION OUTLINE

- Site and Surroundings
- Existing and Planned Transportation
- Strategic Growth Areas
- Brampton's Official Plan
- Overview of Development Proposal
- Official Plan Amendment
- Zoning By-law Amendment
- Engagement and Next Steps



SITE LOCATION

The site includes two properties:

- 104 and 118 Queen Street West



SURROUNDING AREA

NORTH

Residential dwellings

EAST

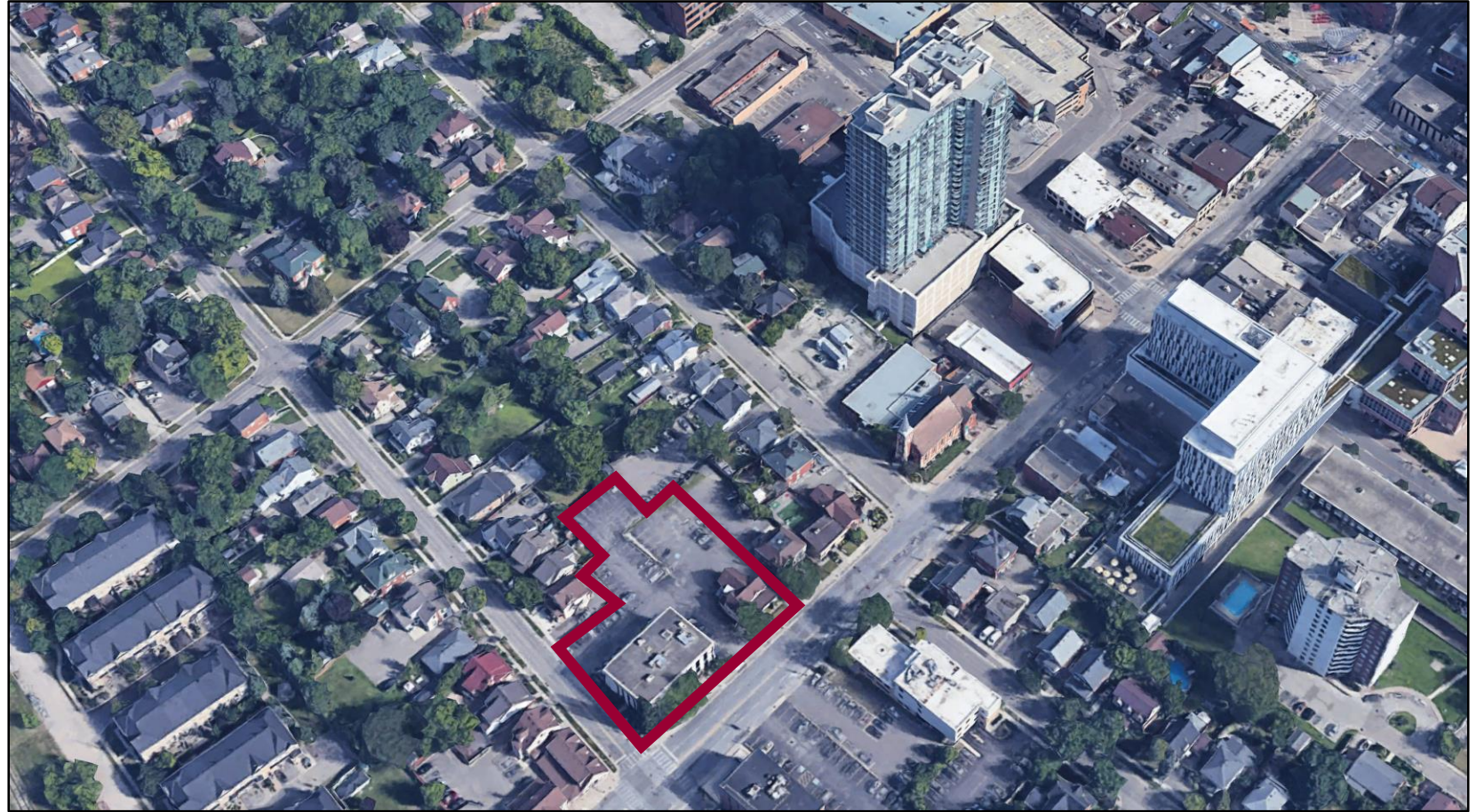
Commercial buildings

SOUTH

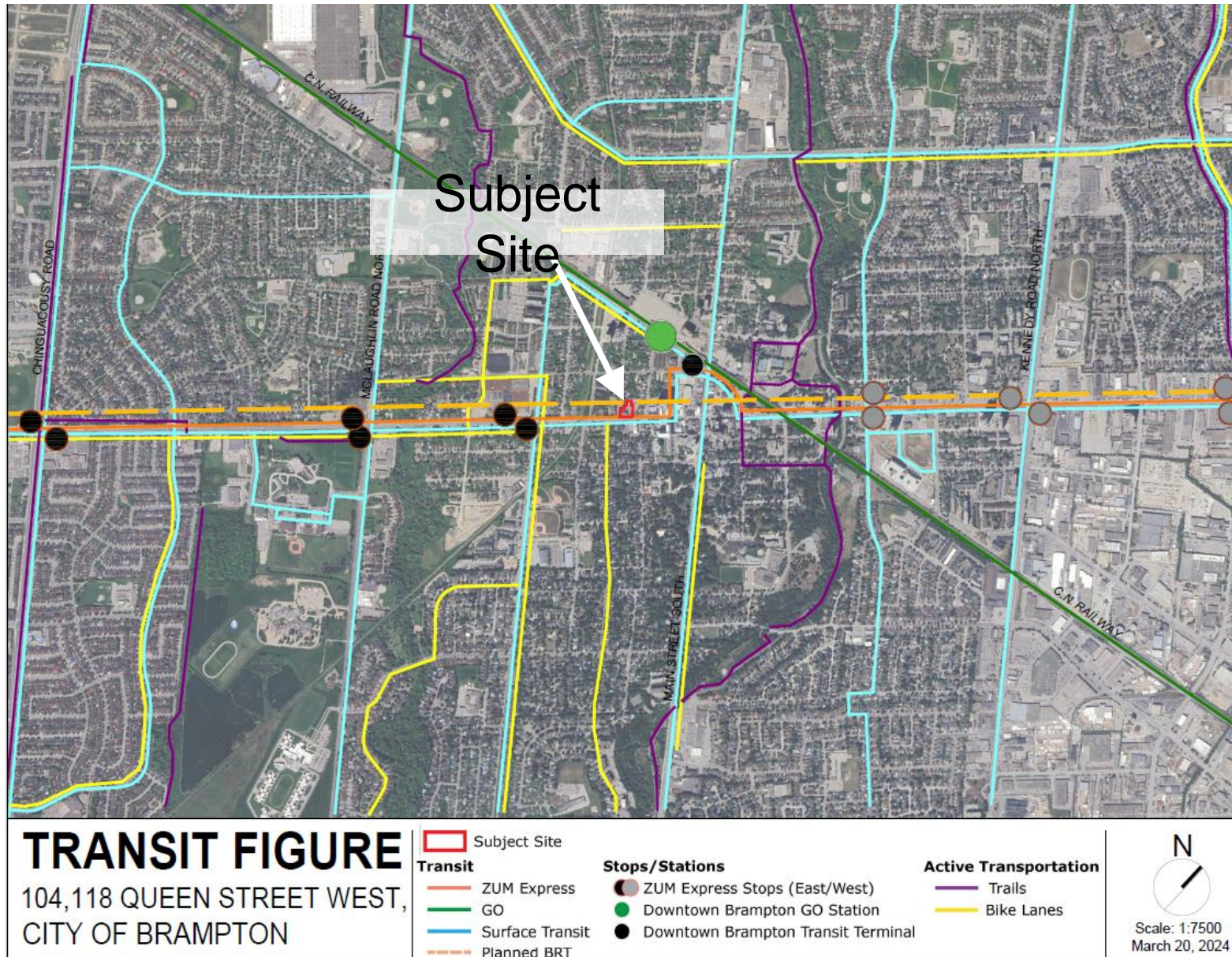
Commercial and non-residential buildings

WEST

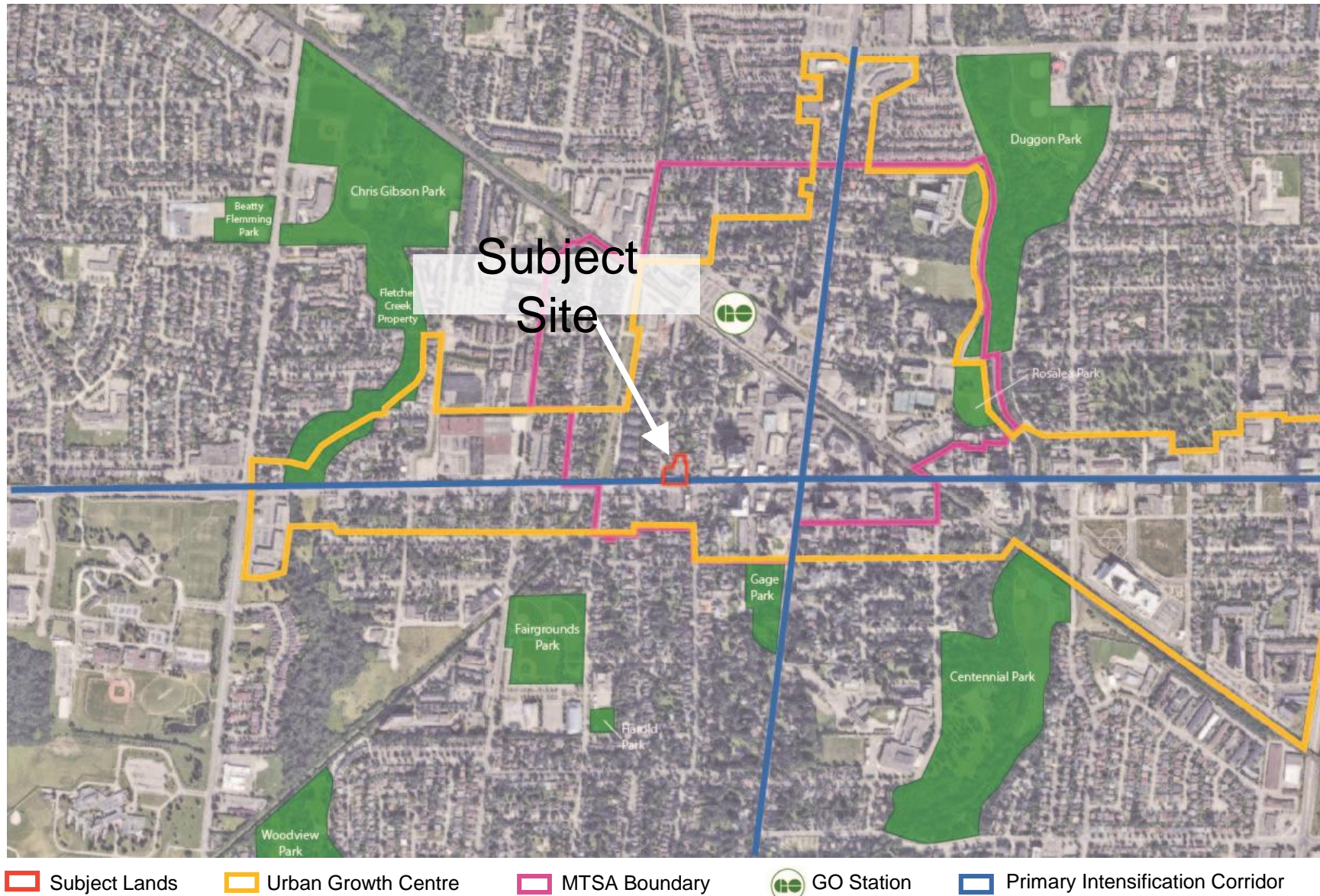
Residential dwellings



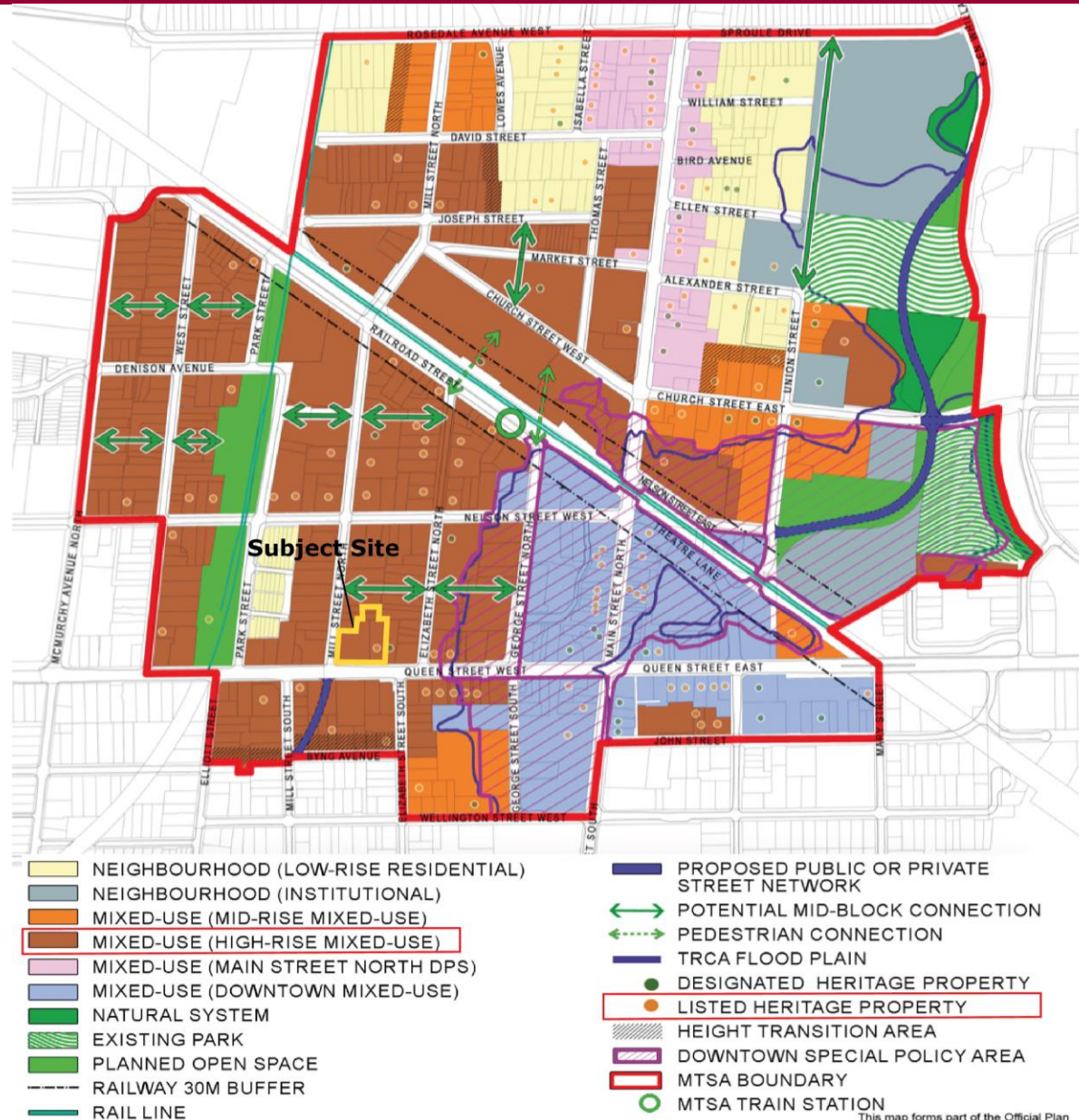
EXISTING AND PLANNED TRANSPORTATION



STRATEGIC GROWTH AREA



BRAMPTON PLAN 2024



OVERVIEW OF PROPOSAL

- 51-storey mixed-used development
- 44-storey point tower situated above a 7-storey podium
- Outdoor Amenity Space at the rear and on top of podium
- At-grade uses along Queen Street West
- Mix of one, two, and three-bedroom units



OVERVIEW OF PROPOSAL

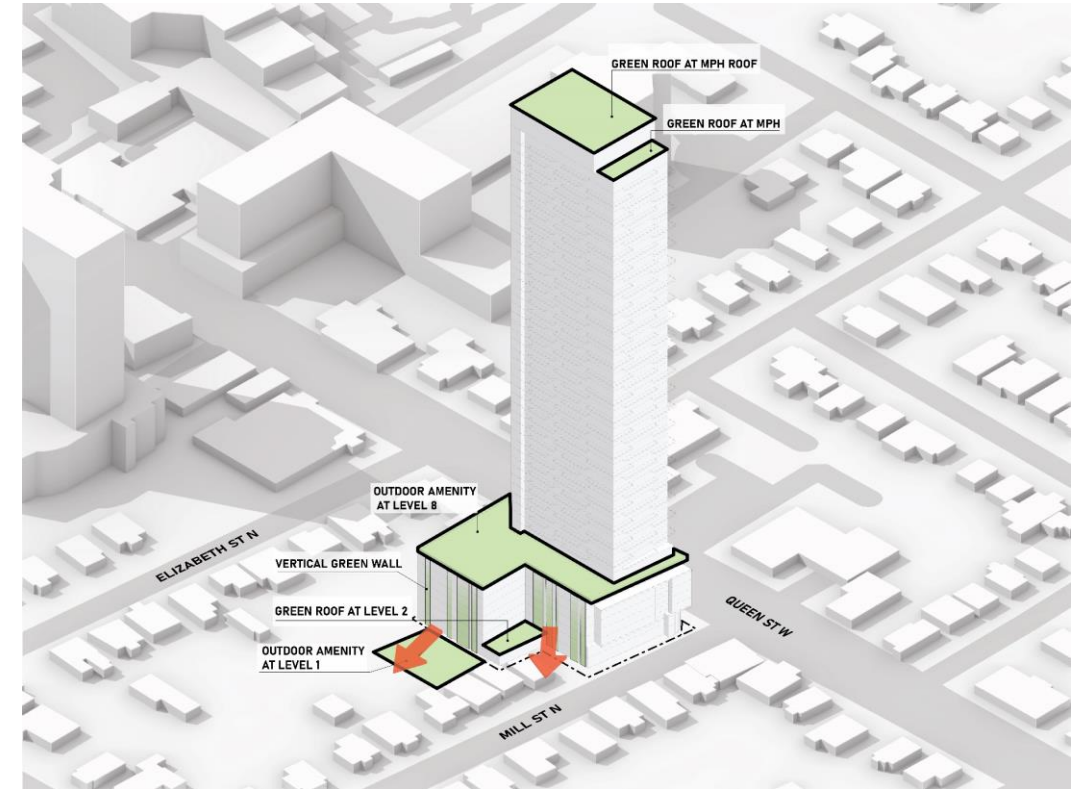
DESIGN

- Tower oriented to corner of Queen Street West and Mill Street North
- Slender tower, reduced massing
- Podium step-backs along the street frontage
- Appropriate tower separation for future adjacent development



OVERVIEW OF PROPOSAL

LANDSCAPE AND OPEN SPACE



The Proposal



51-storey Mixed Use Development

Retail, Recreational & Residential Uses



Amenity Space

1100 m² of outdoor amenity space
1100 m² of indoor amenity space



Uninterrupted Public Realm

Separate pedestrian access to Queen Street West,
vehicular access to Mill St



Protects Redevelopment

Building setbacks protect redevelopment of adjacent sites



Parking

591 parking spaces: 481 for residents and 110 for visitors



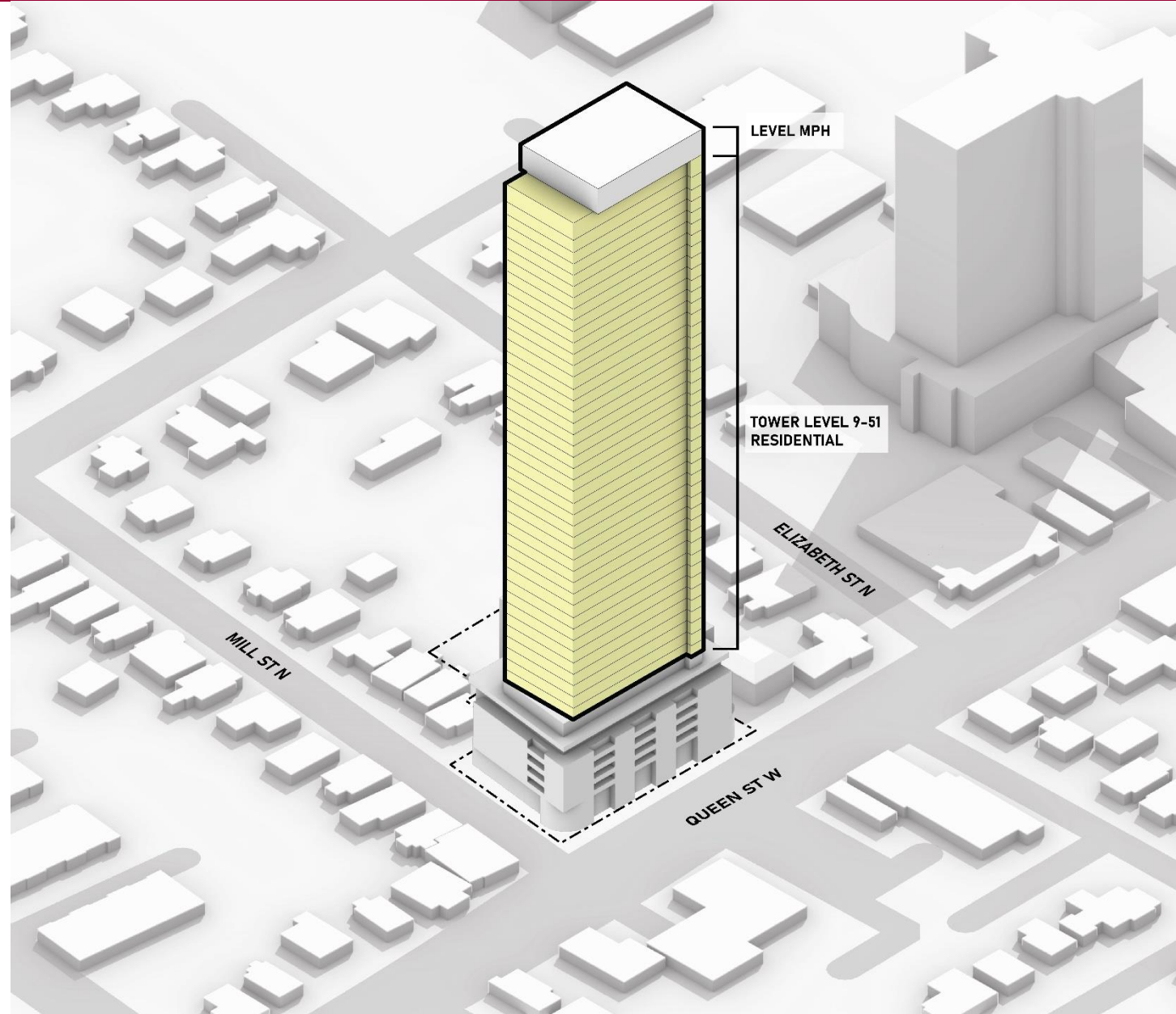
GFA

36,732 m²

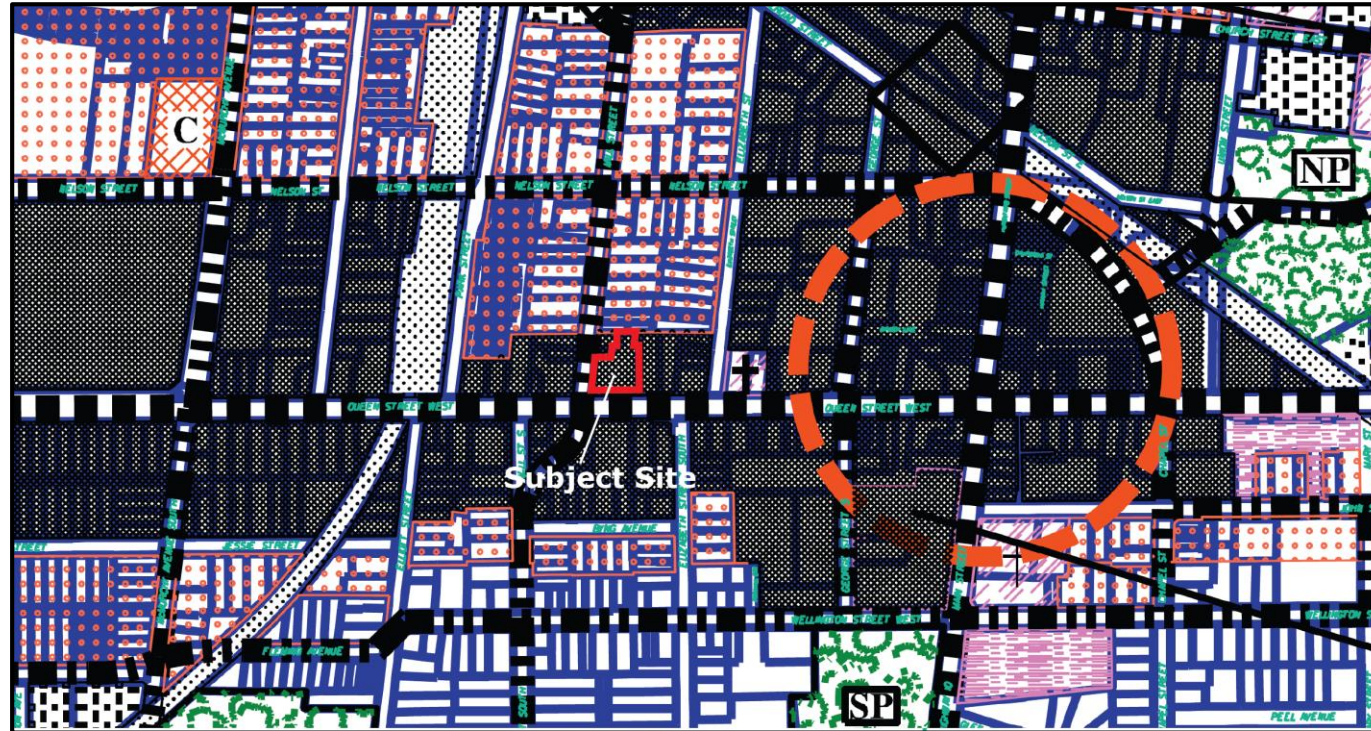


Bicycle requirements

332 bike parking spaces: 276 long-term & 56 short-term

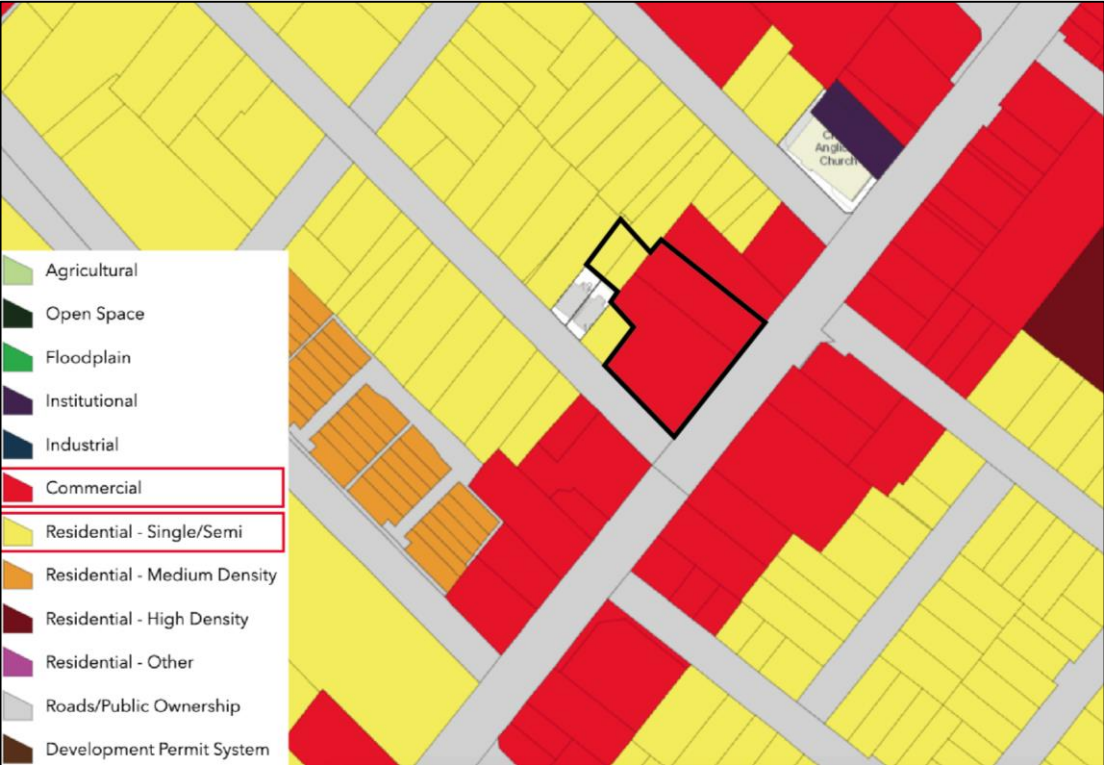


OFFICIAL PLAN AMENDMENT



Secondary Plan Requirements and Amendments		
	Permitted	Proposed
Permitted Floor Space Index (FSI)	2.0	12
Permitted Uses	Commercial Uses	Residential and Commercial

ZONING BY-LAW AMENDMENT



Zoning By-law Permissions and Amendments		
	Permitted	Proposed
Permitted Use	Commercial	Residential Apartment and Commercial uses
Maximum Floor Space Index	2.0	12
Maximum Height (metres)	15.5	156.5
Setbacks	Refer to Section 29.1.3 of the Current Zoning By-law	Amended to facilitate proposal
Parking Location	Side and rear yard	Underground and above ground in podium

ENGAGEMENT AND NEXT STEPS

ENGAGEMENT

- Received Preliminary Comments through the Pre-Consultation Review process
- Attended an Urban Design Review Panel Meeting in April 2024

NEXT STEPS

- Collect all Review Comments from City, Region and Review Agencies
- Work with Staff and the Community to prepare a Resubmission

THANK YOU

