

STATUTORY PUBLIC MEETING – June 17, 2024

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

2766321 ONTARIO INC.

‘0’ and 10860 BRAMALEA ROAD

CITY FILE: OZS-2024-0036

WARD: 9

Gagnon Walker Domes Ltd.

7685 Hurontario Street, Suite 501
Brampton, Ontario
L6W 0B4
P (905) 796-5790

www.gwdplanners.com



SUBJECT SITE and CONTEXT



Site Area, Frontage

~0.81 hectares

~91.44 metres – West Side of Bramalea Road

Existing Use

Vacant

Site Context, Community Facilities, Amenities

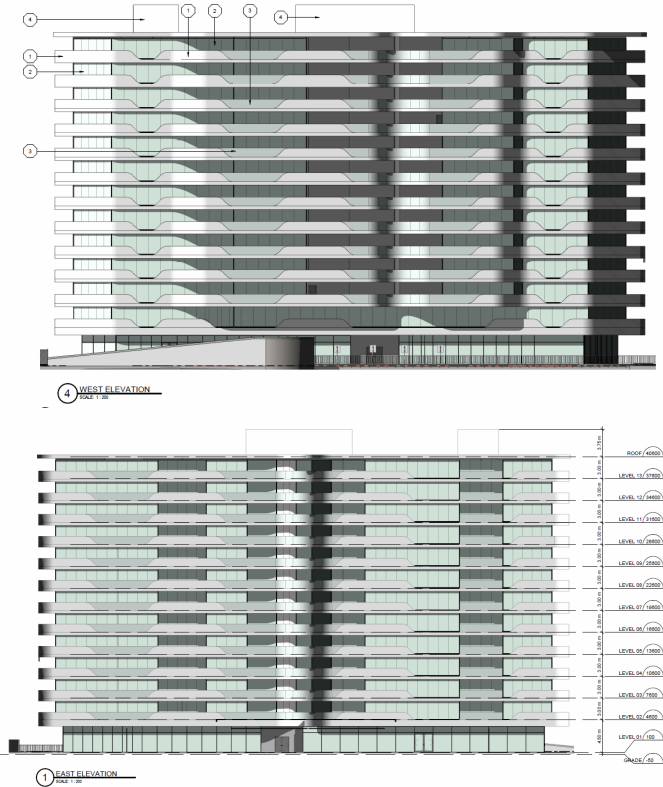
The surrounding area is characterized by a mix of land uses including future detached and townhouse dwelling units, apartment buildings, schools, a place of worship, open space valley lands, a city park, and a SmartCentres commercial complex.

Located within ~800 metres or a 10-minute walk of: a public park, 2 schools, 1 places of worship.

Access to Brampton Transit Bus Routes 12 and 15.

Located within ~500 metres of commercial complexes located southeast of Bramalea Road and Mayfield Road.

ARCHITECTURAL SITE PLAN



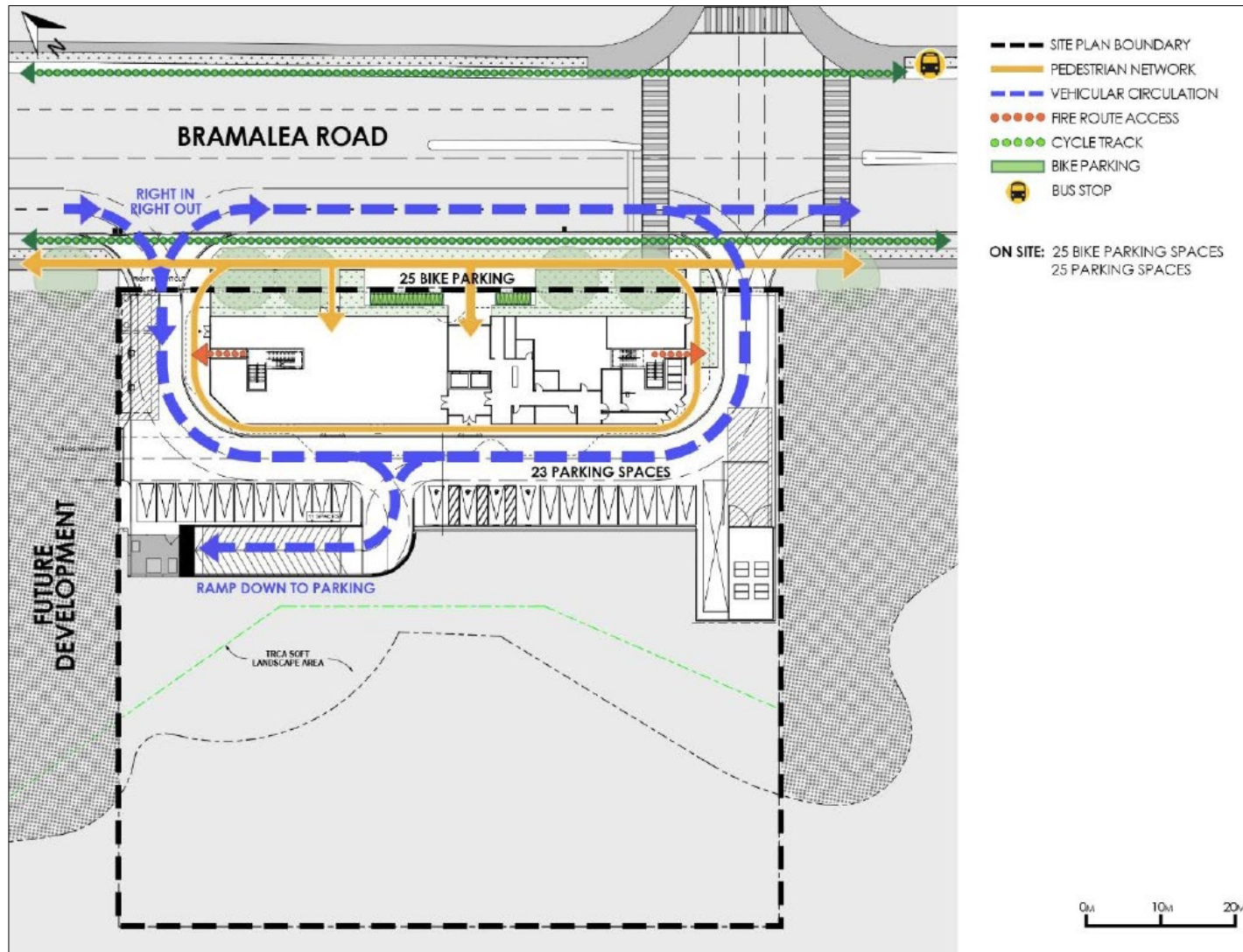
Number of Storeys – 13

Apartment Units – 168

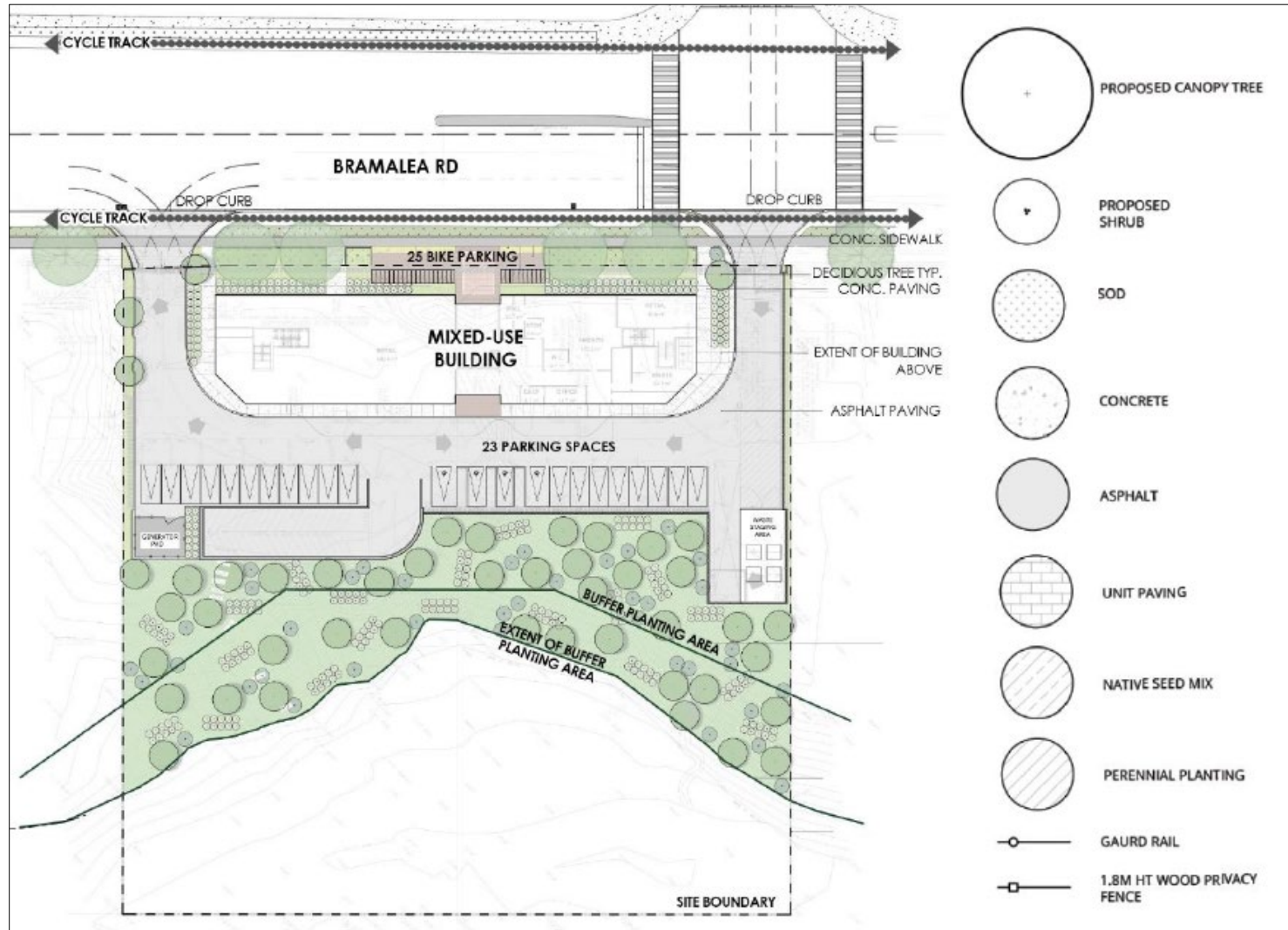
- 1 Bedroom – 34
- 2 Bedroom – 117
- 3 Bedroom – 17

Ground Floor Commercial – 504m²

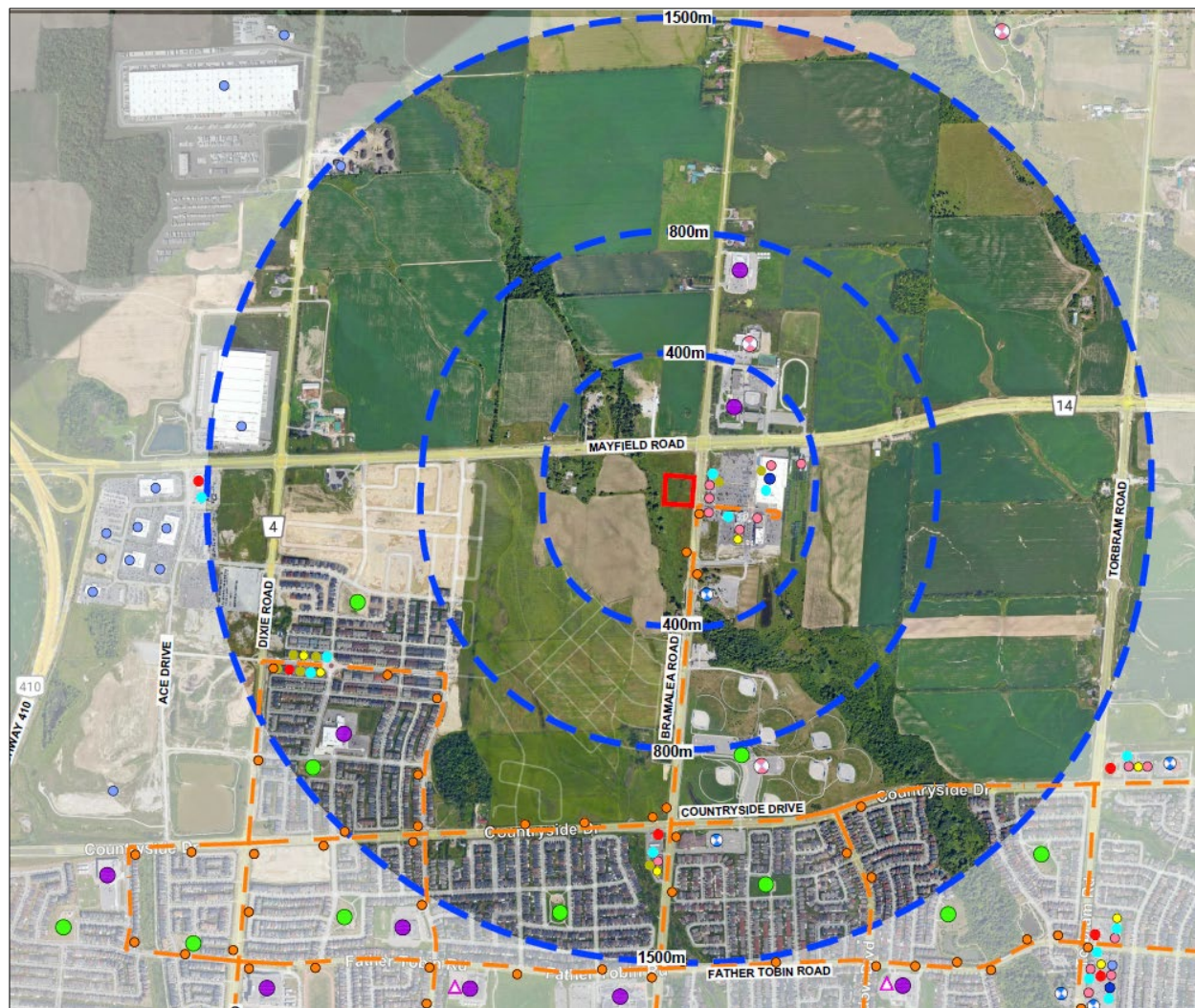
CIRCULATION PLAN



LANDSCAPE CONCEPT PLAN

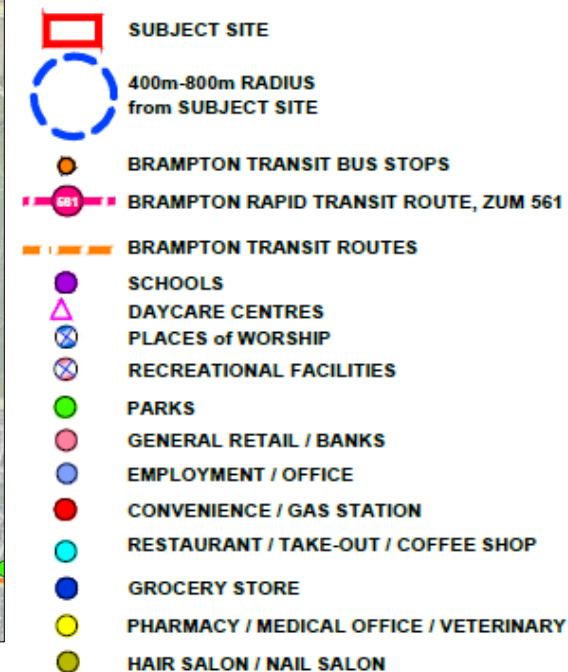


SUSTAINABILITY SCORE



Proposal has achieved the "Bronze Threshold".

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





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) Functional Servicing Report
- 8) Site Servicing, Grading and Section Plans
- 9) Noise Feasibility Study
- 10) Transportation Impact Study
- 11) Archaeological Assessment
- 12) Scoped Environmental Impact Study
- 13) Environmental Site Assessment
- 14) Geotechnical Investigation and Slope Stability Assessment
- 15) Hydrogeological Assessment
- 16) Planning Justification Report
- 17) Preliminary Housing Analysis
- 18) Sustainability Score and Summary
- 19) Draft Official Plan and Zoning By-law Amendments