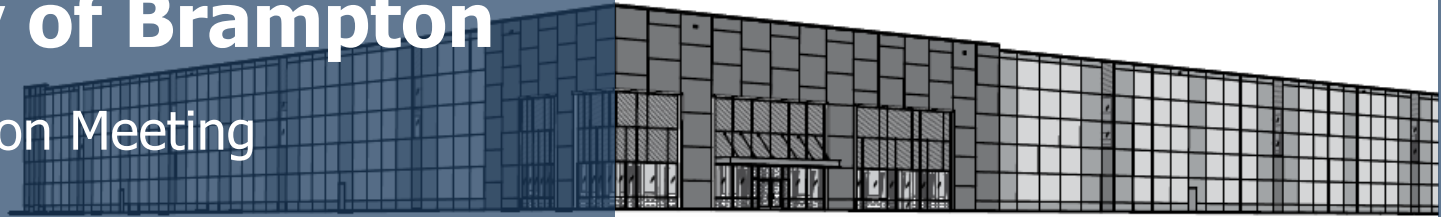


11722 Mississauga Road, City of Brampton

Public Information Meeting

December 9, 2024



Status of Application

November 16
2023

October 30
2024

Ongoing

Ongoing

December 9
2024

Pre-
Consultation

Application
Submission

City Review of
Application

Updates to
Studies

Statutory Public
Meeting

Goal: Bring high-quality jobs to Brampton that support the long-term growth of the economy.

AGENDA

01

THE PROPOSAL

02

PHYSICAL CONTEXT

03

POLICY CONTEXT

04

PROPOSAL DESIGN

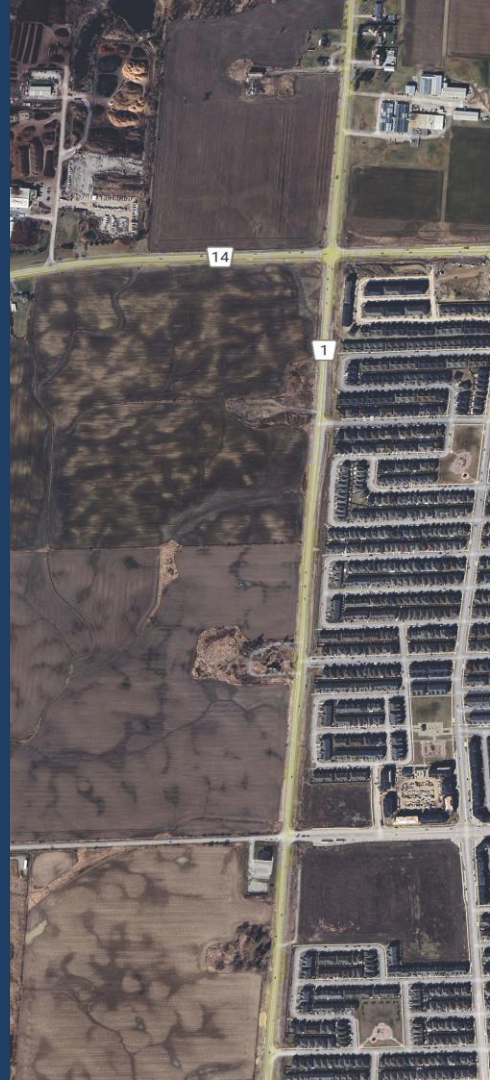
05

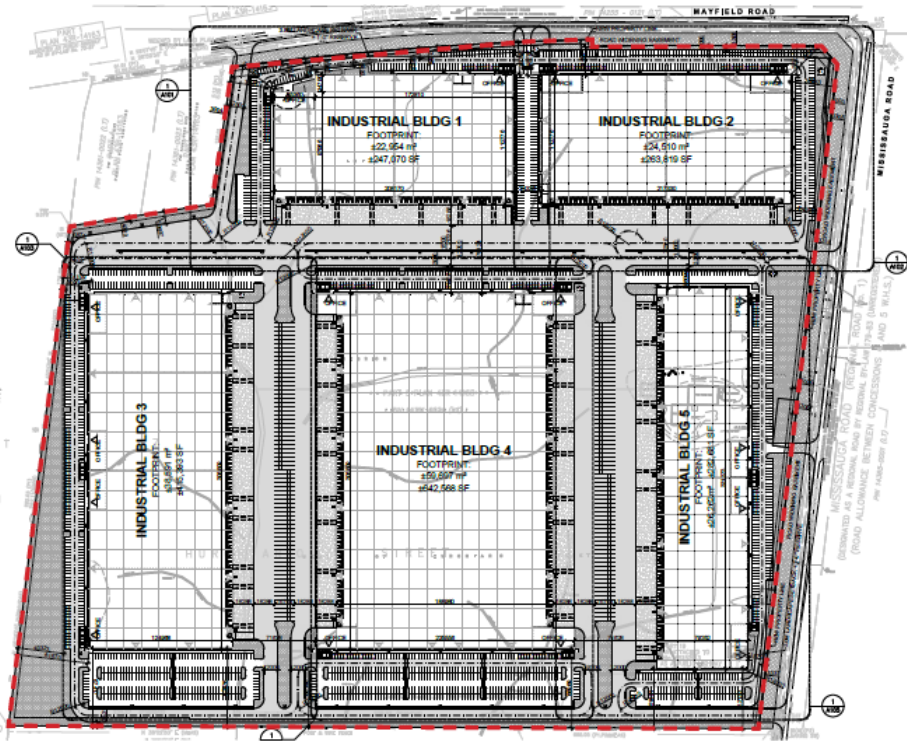
Q & A



01

**THE
PROPOSAL**





PROPOSAL

- Five (5) one-storey industrial buildings, with warehouse and office areas.
- Total Gross Floor Area ("GFA")= 172,012 m²
- Warehouse GFA= 162,470 m²
- Office GFA= 9,542 m²
- Private internal road network.
- High-quality landscaped areas.
- Sufficient parking and loading areas.

02

PHYSICAL CONTEXT

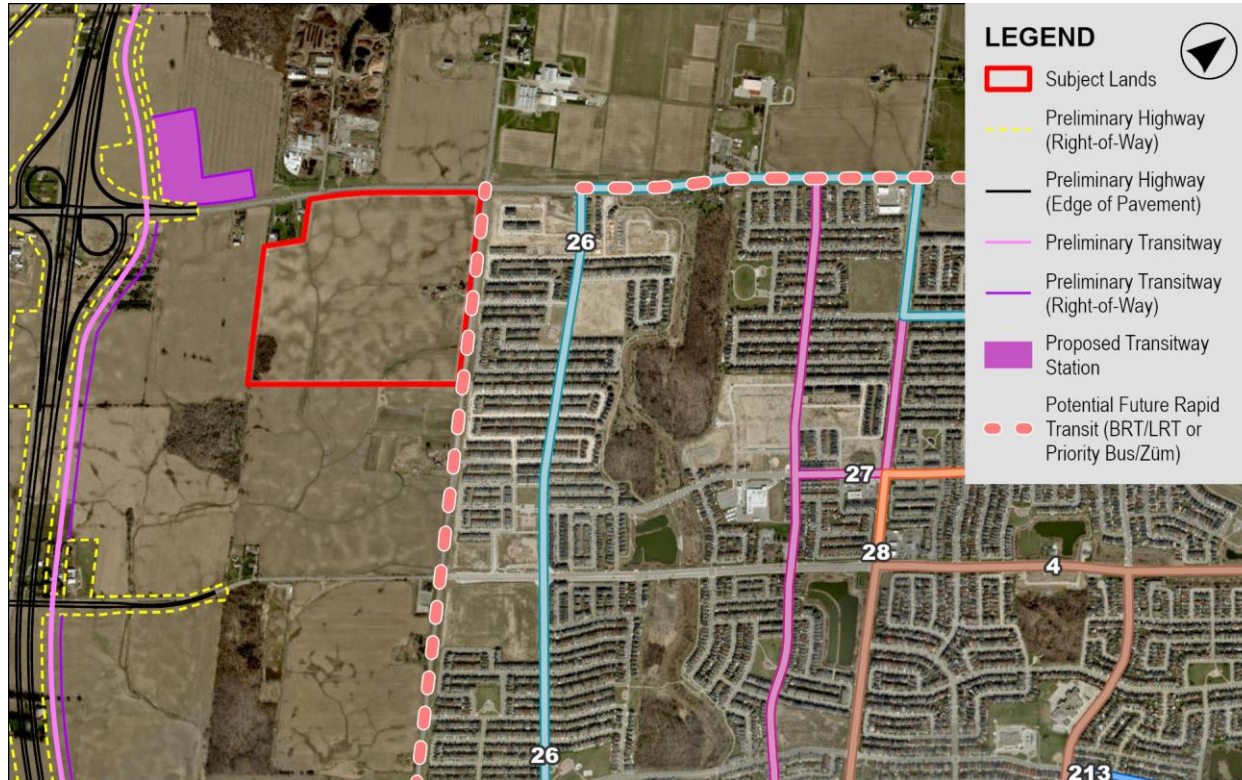




- The Subject Lands are located at 11722 Mississauga Road, in the City of Brampton.
- The Subject Lands are 94 acres in size and have frontage along Mississauga Road & Mayfield Road.
- The Subject Lands consist of vacant agricultural lands.

Site Location

Existing Transportation & Transit Network





03

**POLICY
CONTEXT**

Policy & Regulatory Context

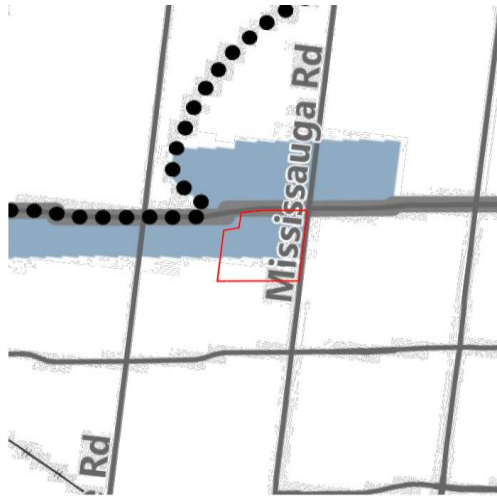


Figure 14
PEEL REGION
OFFICIAL PLAN
Schedule E4:
Employment Areas

LEGEND
 Subject Lands
 Employment Area
 Regional Urban Boundary

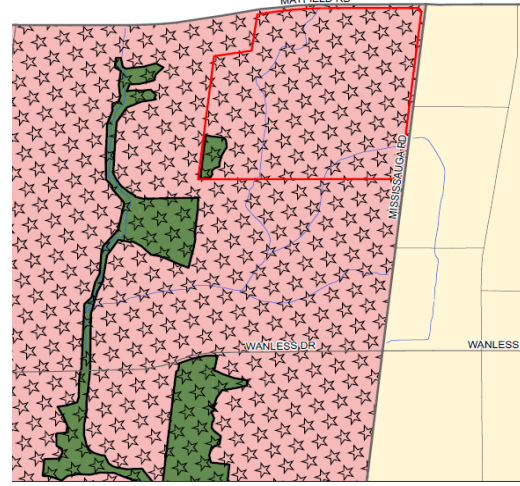


Figure 19
BRAMPTON
OFFICIAL PLAN
Schedule A:
General Land Use

LEGEND
 Subject Lands
 Corridor Protection Area
 Appealed to OMB
 N-W Brampton Urban Development Area
 Open Space
 Residential

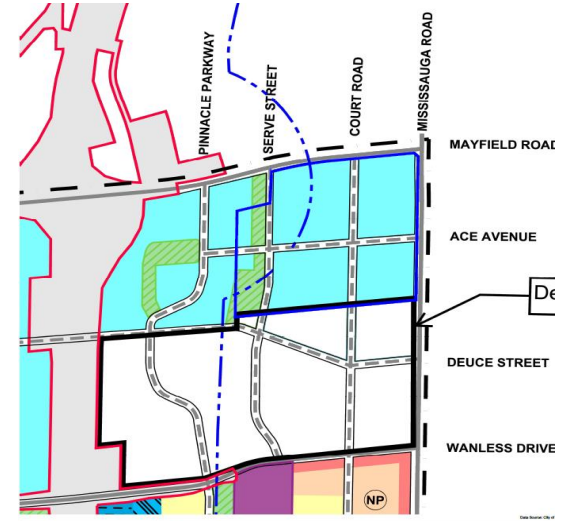


Figure 42
HERITAGE HEIGHTS
SECONDARY PLAN
Schedule 52 - 6: Land
Use Structure (July
2024)

LEGEND
 Neighborhoods
 Mixed-Use Residential
 Neighborhood Plan Area
 Natural Heritage System
 Neighbourhood Parks
 Employment
 Community Use #1
 Community Use #2
 Community Use #3
 Community Use #4
 Primary Highway & Transitway Right-of-Way Design
 Priced Analyze Area
 Narrow Area of Interest

As the proposed development conforms to each of these plans, an OPA is not required to facilitate the proposed development on the Subject Lands.

Development Application

A Zoning By-law Amendment is required to re-zone the Subject Lands from 'Agricultural (A)', to a site-specific 'Industrial Two (M2)' Zone.

The Application is supported by:

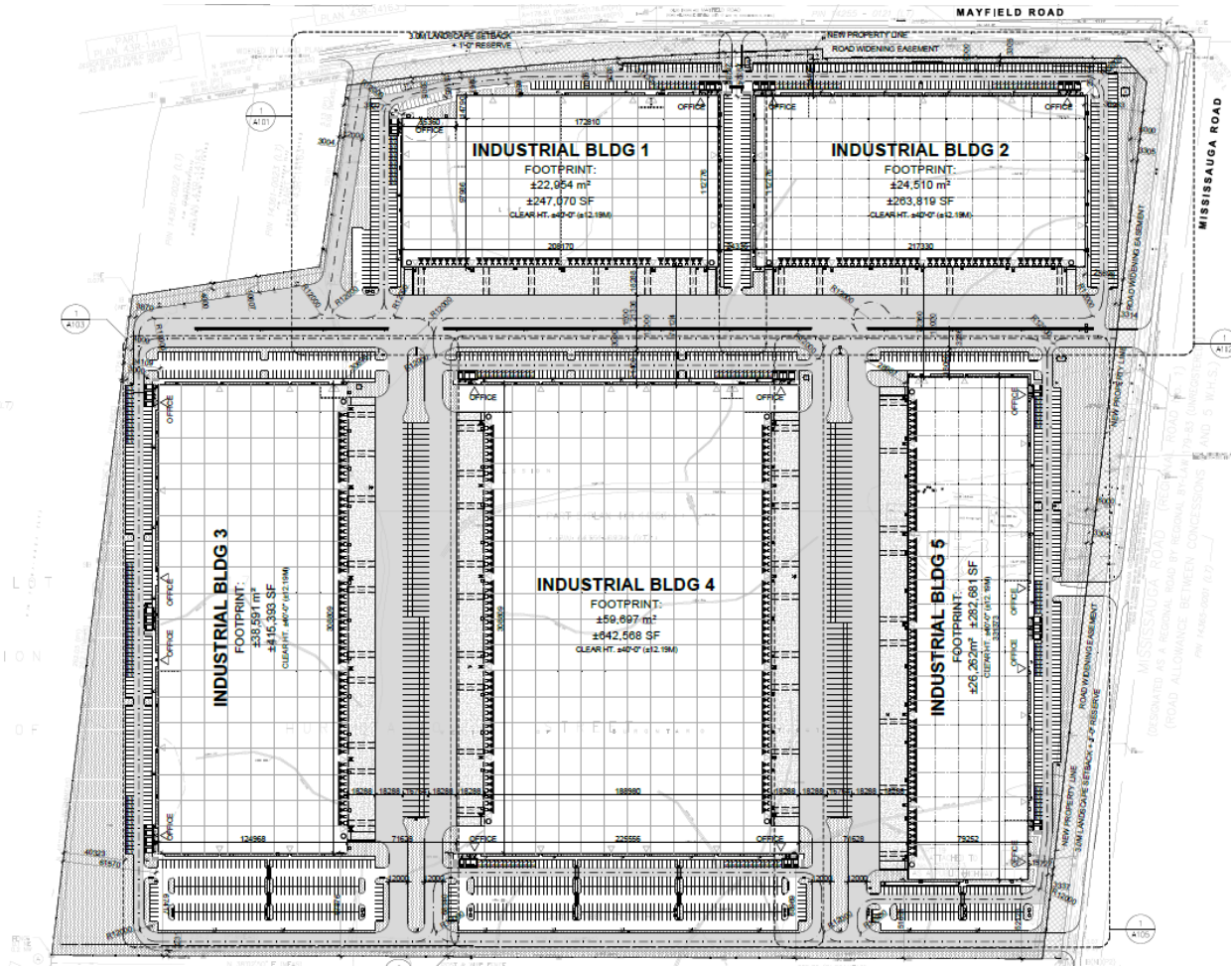
- Architectural Plans
- Functional Servicing and Stormwater Management Report
- Acoustic Report
- Archaeological Assessment
- Transportation Impact Study
- Environmental Site Assessment
- Environmental Impact Report
- Archaeological Assessment
- Landscape Plan
- Urban Design Brief
- Planning Justification Report


04

**PROPOSAL
DESIGN**



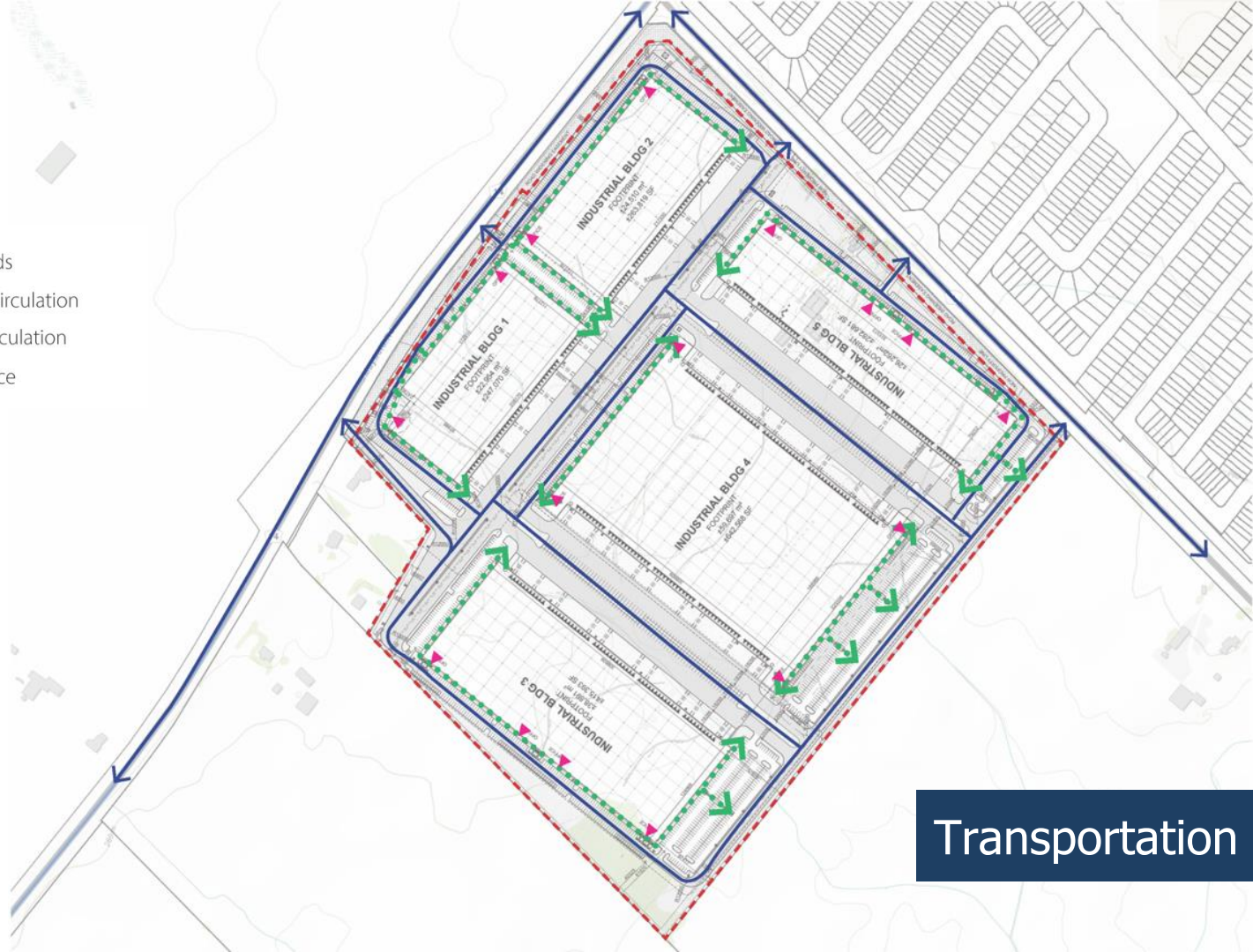
SITE PLAN



 Building	 Building Area	 Warehouse	 Office	 Parking
BUILDING 1	22,954 m ²	21,691 m ²	1,262 m ²	234 spaces
BUILDING 2	24,510 m ²	23,161 m ²	1,348 m ²	307 spaces
BUILDING 3	38,591 m ²	36,486 m ²	2,105 m ²	556 spaces
BUILDING 4	59,697 m ²	57,021 m ²	2,676 m ²	532 spaces
BUILDING 5	26,262 m ²	24,110 m ²	2,152 m ²	314 spaces
TOTAL	172,012 m²	162,470 m²	9,542 m²	1943 spaces

PROJECT STATISTICS AT A GLANCE

- Subject Lands
- Pedestrian Circulation
- Vehicular Circulation
- Main Entrance



Transportation Network



Subject Lands

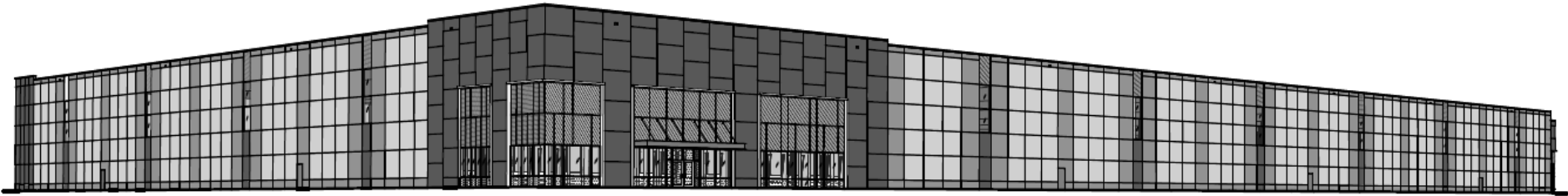


Landscaped Areas



Landscape Plan

Building Perspective





Precedent Images, Building Frontages & Parking



Precedent Images, Pedestrian Walkways



Thank you

Any questions?

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mvernooy@mhbcplan.com

