

# **STATUTORY PUBLIC MEETING – JANUARY 13, 2025**

**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 & BRAMPTON  
MILL NELSON SOUTH LP)**

**17, 19, 21, 23, 25, 27 & 29 MILL STREET NORTH &  
53 NELSON STREET WEST, CITY of BRAMPTON**

**CITY FILE: OZS-2024-0033  
PDC ITEM 5.2**

**Presenter:**

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



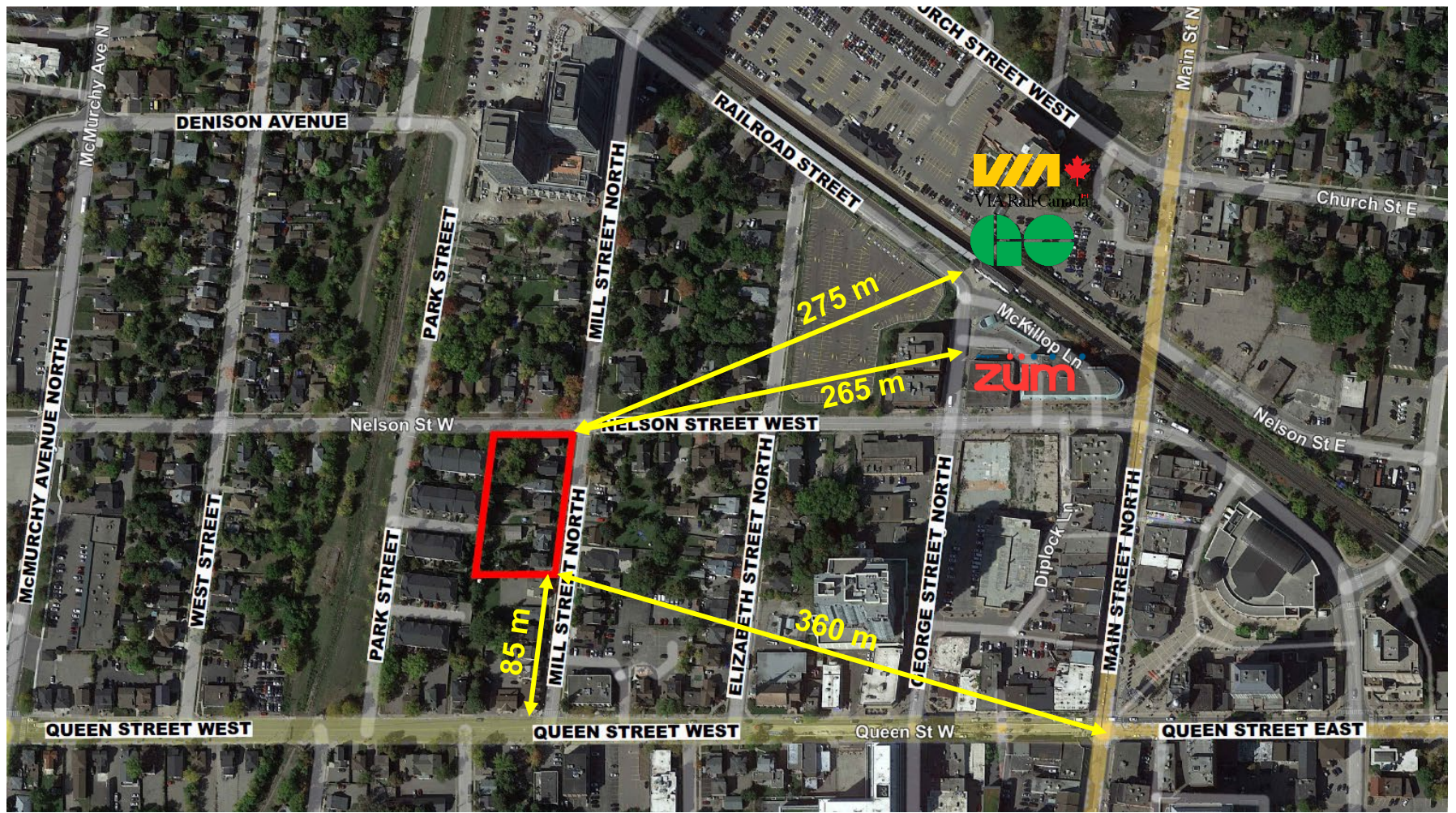


# SUBJECT SITE



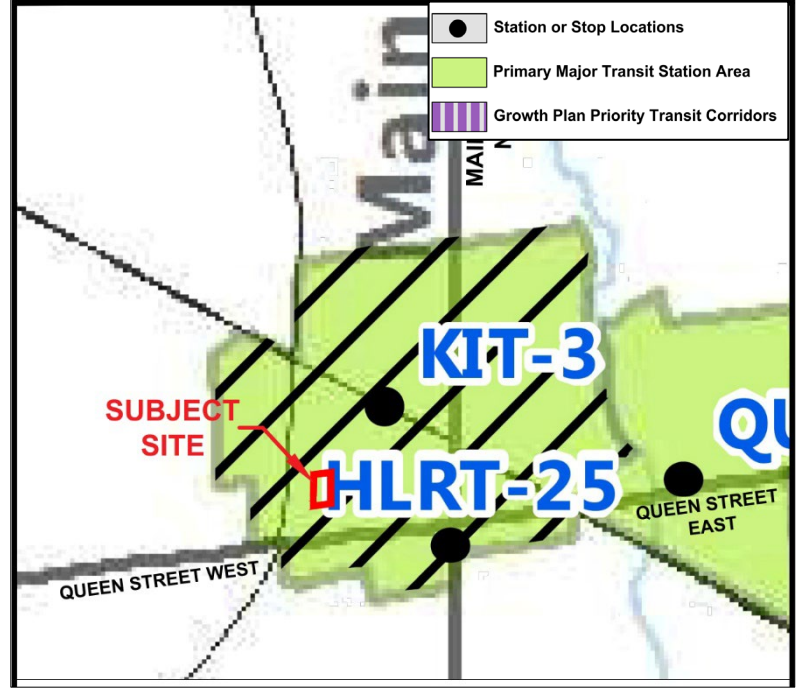
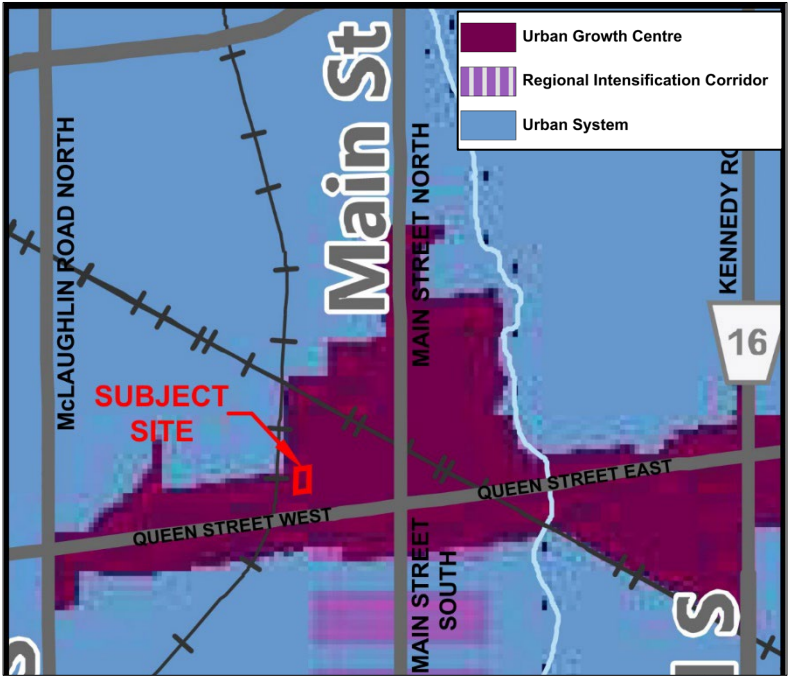


# SURROUNDING CONTEXT





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

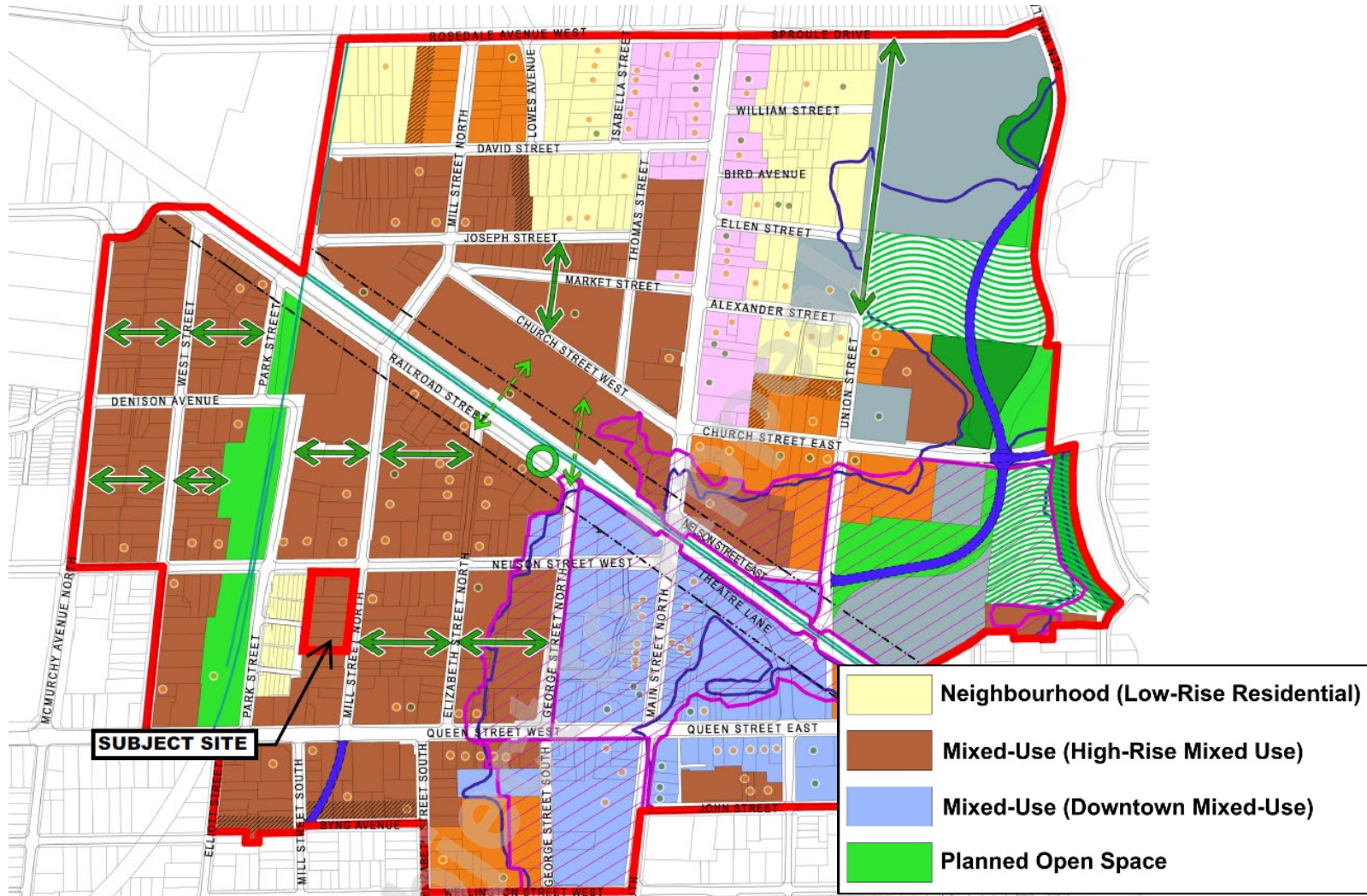


- Urban Growth Centre shall achieve a minimum gross density target of 200 residents and jobs per hectare by 2031.
- Regional Intensification Corridor: Provincial Priority Transit Corridor

- 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'

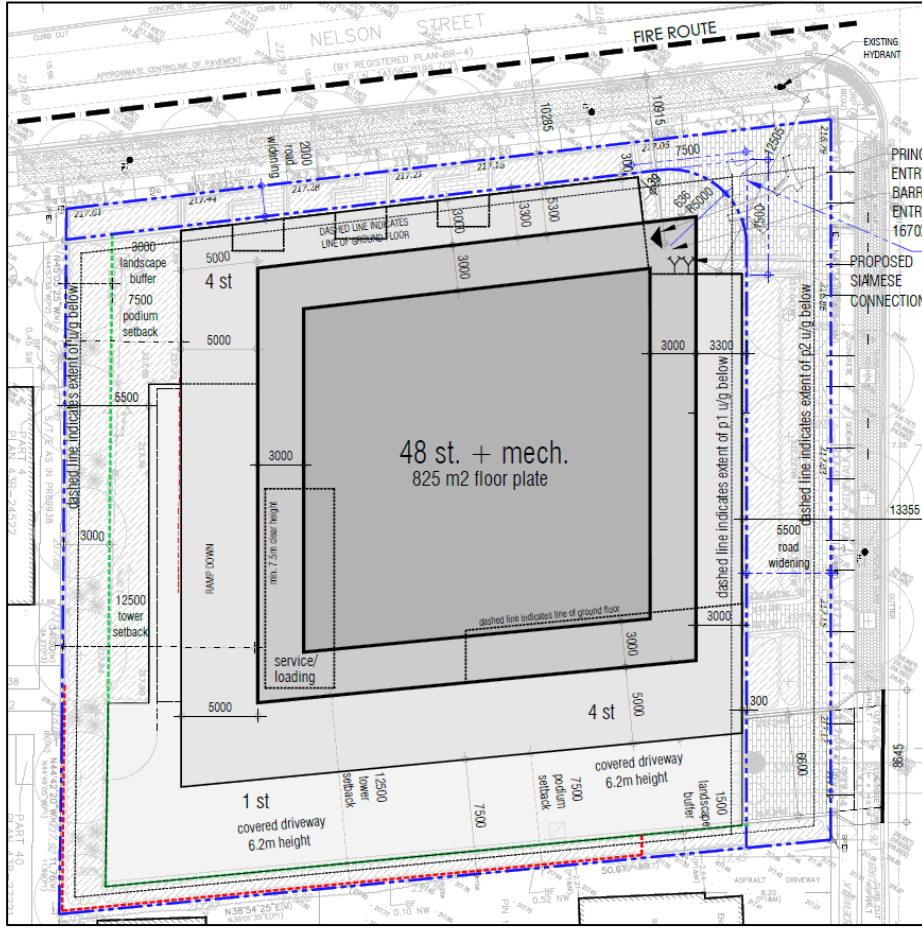


# 2024 BRAMPTON PLAN – MTSA LAND USE PLAN ‘MIXED-USE (HIGH-RISE MIXED USE)’ DESIGNATION





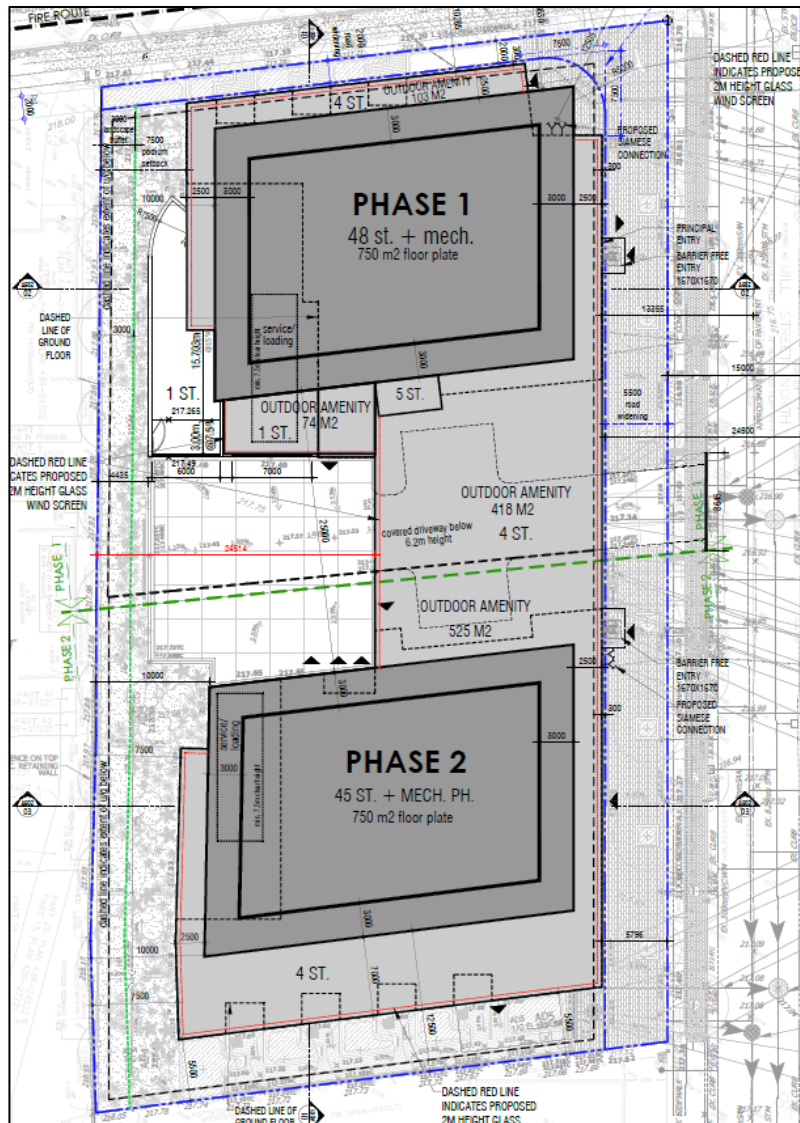
# INITIAL SITE PLAN SUMMARY



Site Statistics (Initial Proposal)	
<b>Site Area (Gross)</b>	0.23 hectares (0.58 acres)
<b>Building Height</b>	48 Storeys (4 storey Podium)
<b>Residential Units</b>	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>
<b>Gross Floor Area</b>	38,401.00 m <sup>2</sup> (413,344.92 ft <sup>2</sup> )
<b>Floor Space Index</b>	Gross – 16.47 Net – 19.42
<b>Private Amenity Area</b>	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>
<b>Parking</b>	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>
<b>Bicycle Parking</b>	Total – 330 Spaces <ul style="list-style-type: none"> <li>• 55 Short-Term Spaces</li> <li>• 275 Long-Term Spaces</li> </ul>
<b>Access</b>	Mill Street North Only



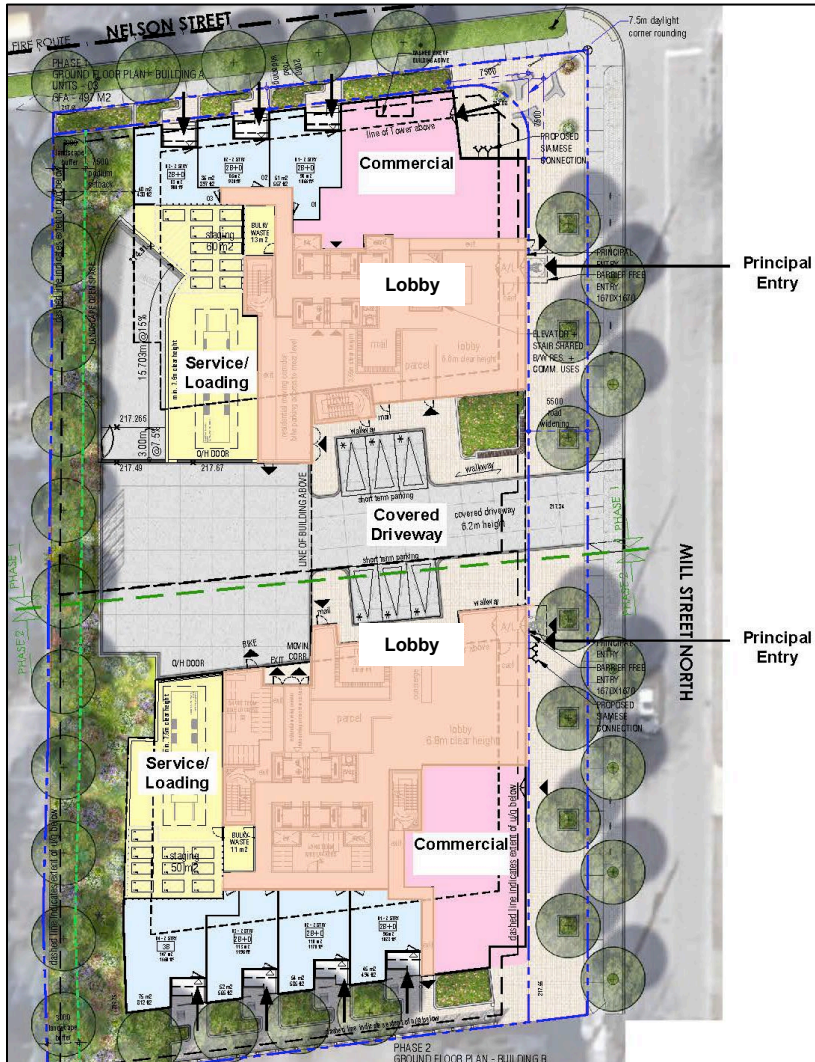
# REVISED SITE PLAN SUMMARY



Site Statistics (Expanded Proposal)	
<b>Site Area (Gross)</b>	0.45 hectares (1.12 acres)
<b>Building Height</b>	Tower 1 – 48 Storeys Tower 2 – 45 Storeys (4 storey Podium)
<b>Residential Units</b>	Total – 915 Units <ul style="list-style-type: none"> <li>• 1 Bedroom – 436 Units (47.7%)</li> <li>• 2 Bedroom – 385 Units (42.1%)</li> <li>• 3 Bedroom – 94 Units (10.3%)</li> </ul>
<b>Gross Floor Area</b>	Total – 66,459 m <sup>2</sup> (715,359 ft <sup>2</sup> ) <ul style="list-style-type: none"> <li>• Residential: 65,618 m<sup>2</sup> (706,306 ft<sup>2</sup>)</li> <li>• Non-Residential: 840 m<sup>2</sup> (9,042 ft<sup>2</sup>)</li> </ul>
<b>Floor Space Index</b>	Gross – 14.64 Net – 16.83
<b>Private Amenity Area</b>	Total – 2,628 m <sup>2</sup> (2.87 m <sup>2</sup> /Unit) <ul style="list-style-type: none"> <li>• Indoor – 1,508.00 m<sup>2</sup> (1.65 m<sup>2</sup>/Unit)</li> <li>• Outdoor – 1,120.00 m<sup>2</sup> (1.22 m<sup>2</sup>/Unit)</li> </ul>
<b>Parking</b>	Total – 310 spaces <ul style="list-style-type: none"> <li>• Surface – 6 Visitor Spaces</li> <li>• Underground (P1-P4)                             <ul style="list-style-type: none"> <li>• 212 Residential Spaces</li> <li>• 98 Visitor Spaces</li> </ul> </li> </ul>
<b>Bicycle Parking</b>	Total – 550 spaces <ul style="list-style-type: none"> <li>• 92 Short-Term Spaces</li> <li>• 458 Long-Term Spaces</li> </ul>
<b>Access</b>	Mill Street North Only



# PODIUM LEVEL: USES, SETBACKS & STREETScape



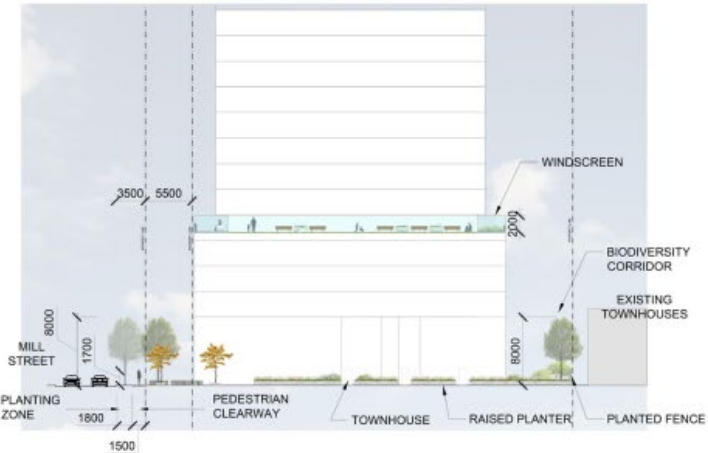




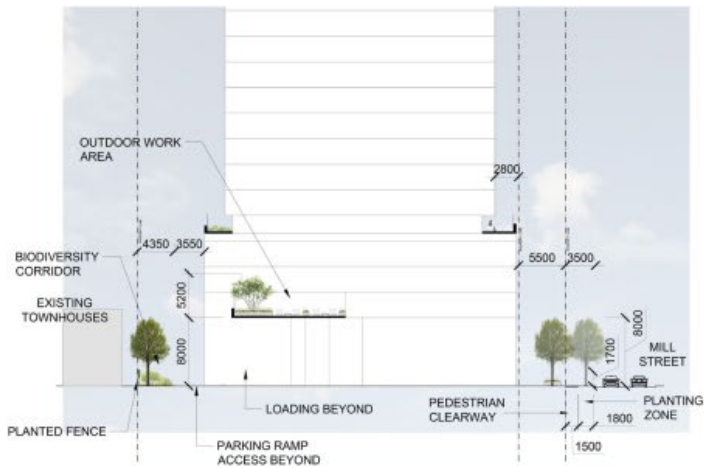
# LANDSCAPE PLAN



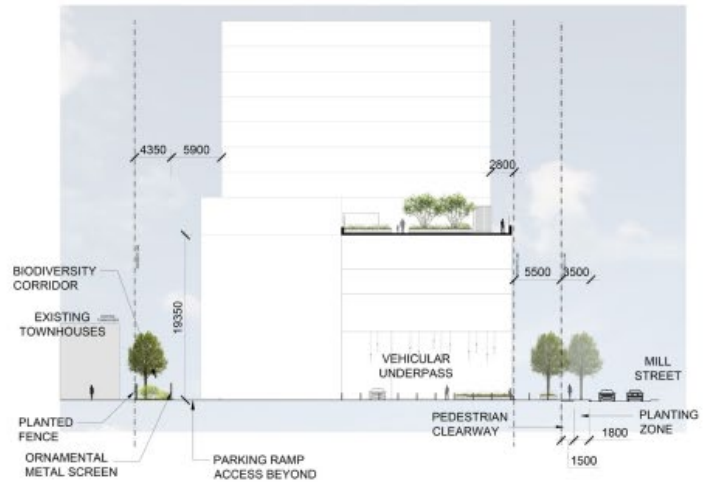
**KEY PLAN**



**SECTION A**



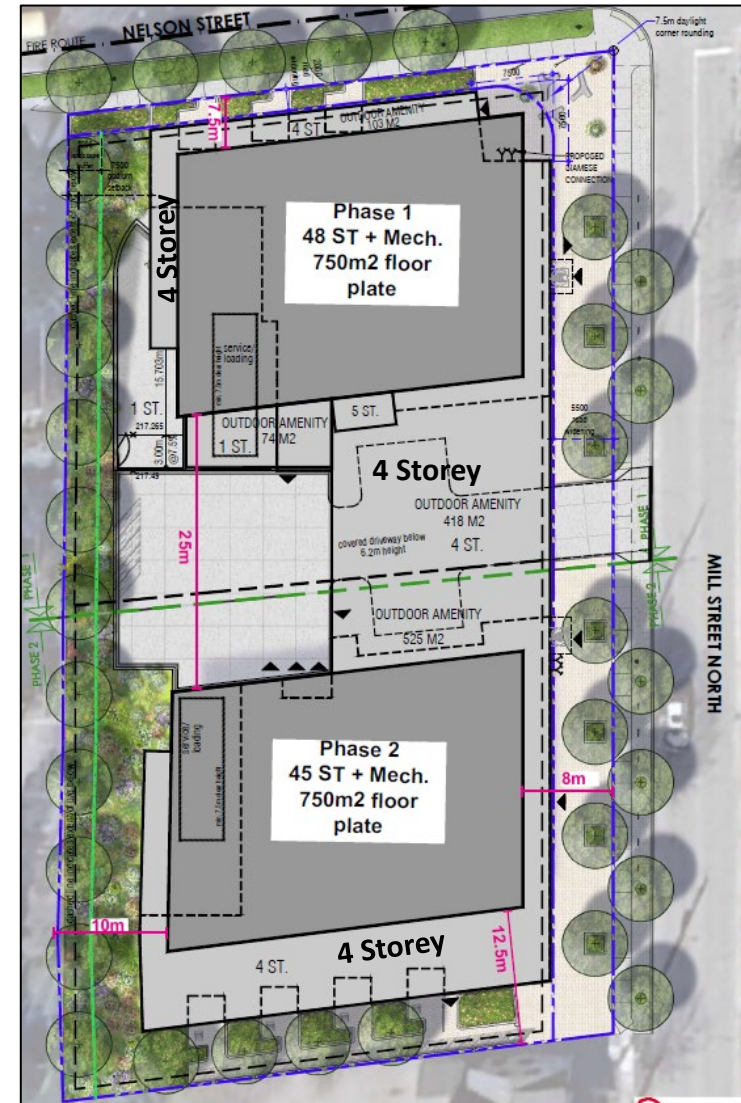
**SECTION B**



**SECTION C**

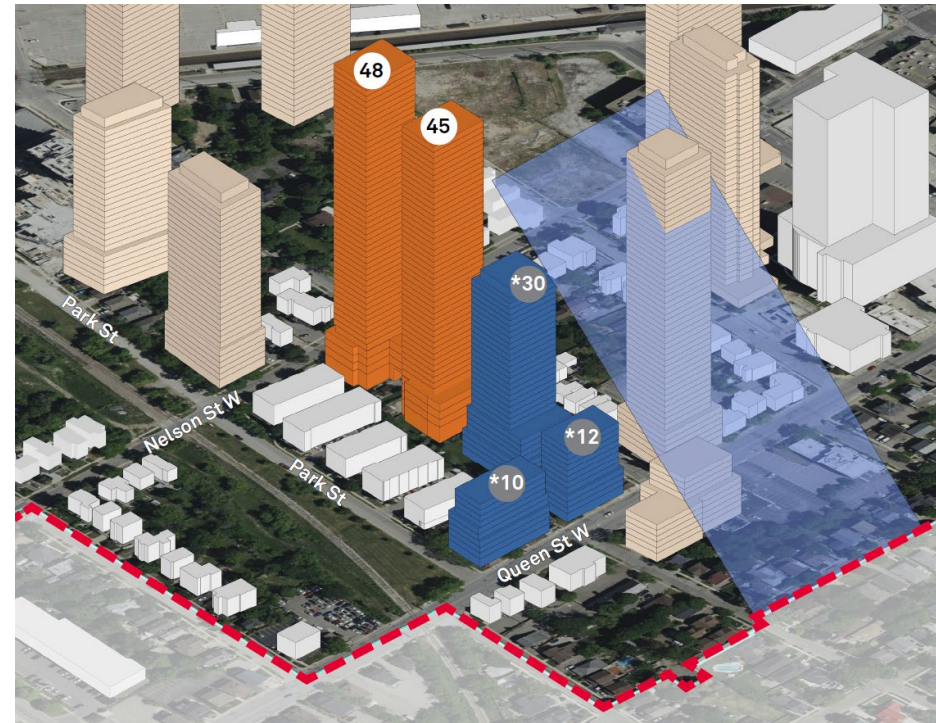
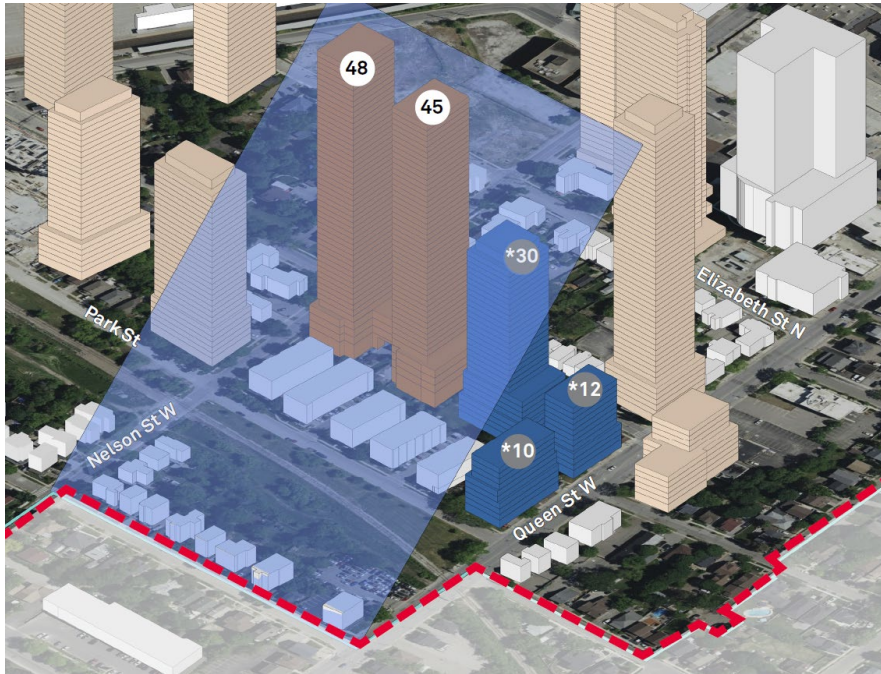


# BUILDING TOWERS



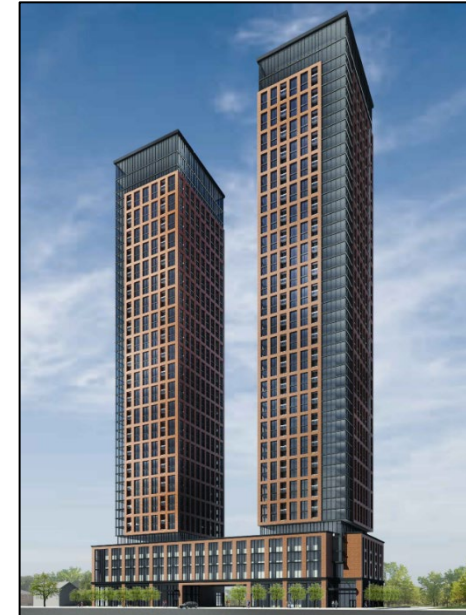
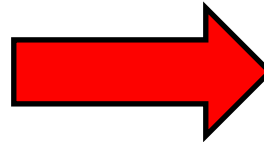
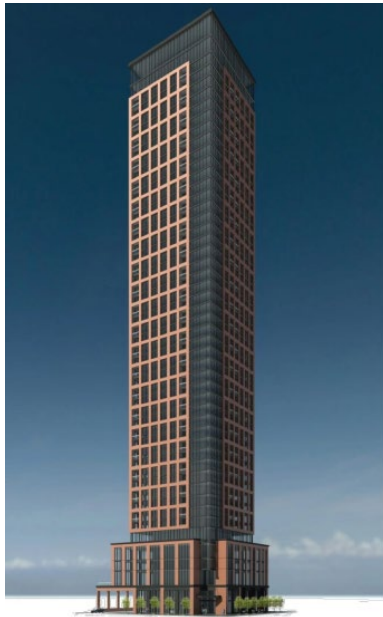


# TRANSITION - ANGULAR PLANE





## SUMMARY of NOTABLE CHANGES



- Increase to Site Area (0.23 hectares to 0.45 hectares)
- Addition of one (1) 45-storey tower
- Increase to residential GFA (38,401.00 m<sup>2</sup> to 65,618 m<sup>2</sup>)
- Inclusion of 840 m<sup>2</sup> of non-residential GFA
- Reduction in Density (19.42 FSI to 16.83 FSI – Net)
- Increase in Residential Units (549 units to 915 units)
- Increase in “Family-Sized” Units (36.20% to 52.40%)
- Reduction in Tower Floorplate size (825 m<sup>2</sup> to 750 m<sup>2</sup>)
- Minimum Podium and Tower Setbacks (Varies)



**THANK YOU**