
225 MALTA AVENUE

i2 DEVELOPMENTS (BRAMPTON) INC.
CITY OF BRAMPTON



PLANNING PARTNERS INC.

Planning • Design • Development


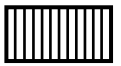
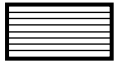
Location

- The Subject Lands are located at the southeast corner of Steeles Avenue West and Malta Avenue, being west of Hurontario Street.
- The lands are municipally known as 225 Malta Avenue.
- The Subject Lands are 0.5 hectares (1.24 acres) in size.



Location Map



-  Subject Lands
225 Malta Avenue
-  Phase 2 Lands
-  Phase 3 Lands



Zoning

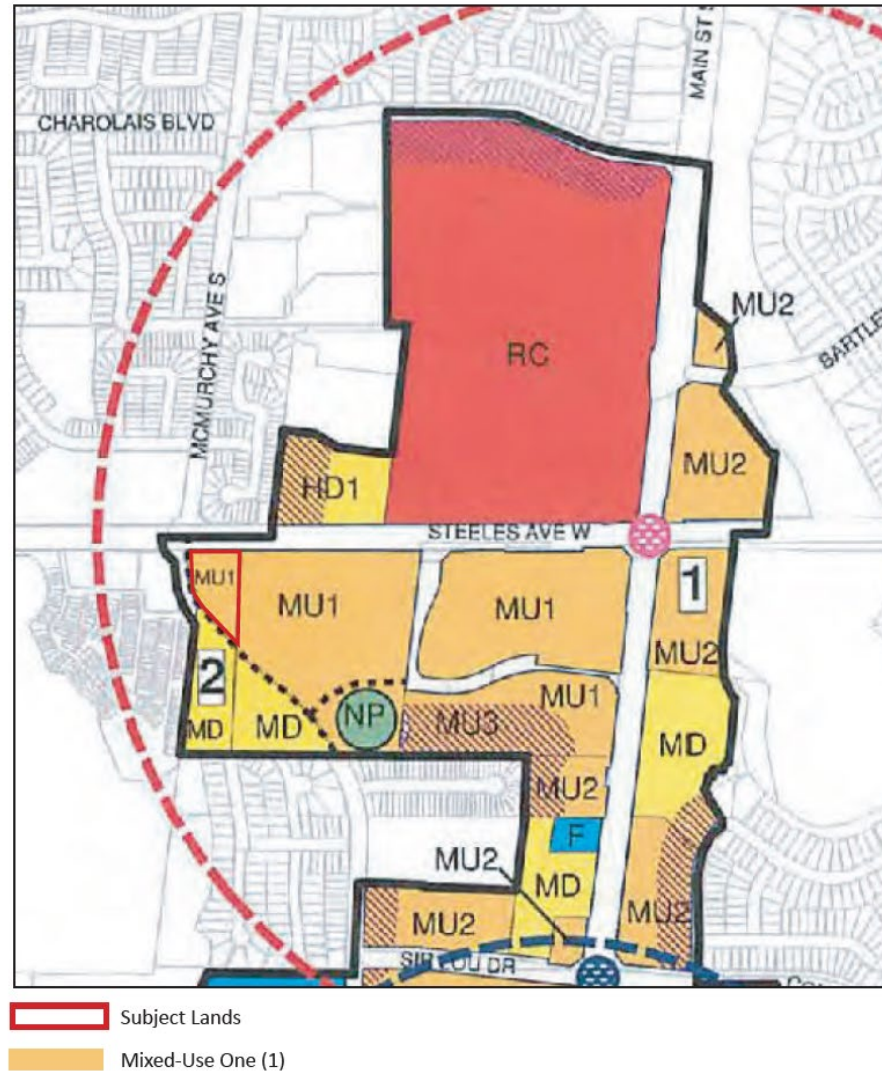


Subject Lands "Residential-High Density"



City of Brampton Secondary Plan

Hurontario-Main Corridor, Land Use

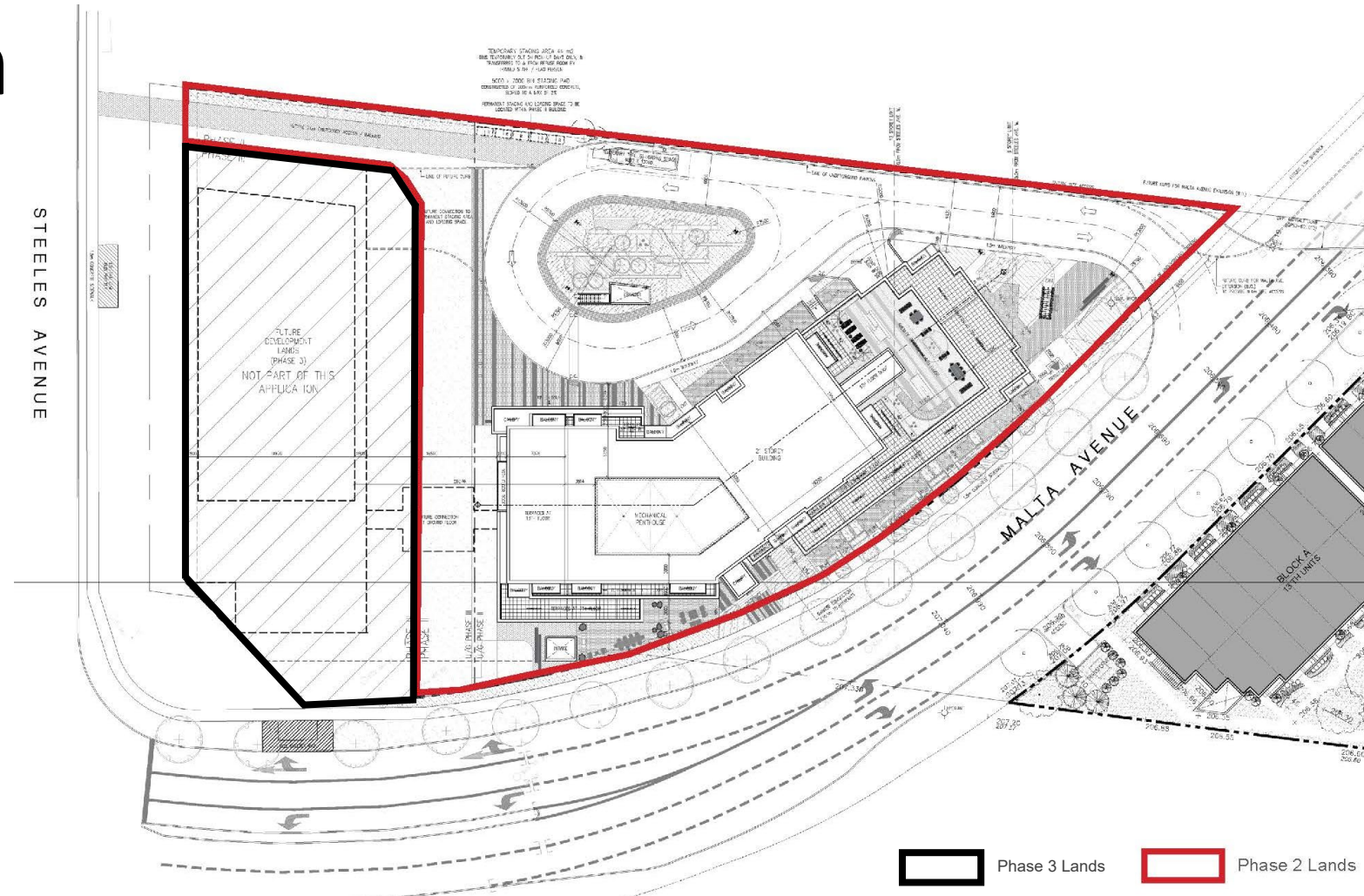


Phase 2 Development Proposal

- The Phase 2 lands are intended to be developed with a 21-storey condominium apartment building with a total of 290 residential units and a Floor Space Index (FSI) of 4.25 served by 298 underground parking spaces.
- The proposed building is generally rectangular-shaped with a slight bend at the north end and is located adjacent to Malta Avenue. Vehicular access to the site will be from Malta Avenue at the southeast corner of the property. An emergency access is also proposed to connect Steeles Avenue West.
- Expected occupancy of the Phase 2 building in 2024.



Site Plan



Current Zoning

- The Subject Lands are zoned Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – Section 2532) by City of Brampton Zoning By-law 270-2004, which permits an Apartment Dwelling use with a maximum permitted height of 12-storeys and maximum FSI of 3.0.
- The condition to remove the “H” Holding provision on the Phase 2 and Phase 3 lands required that adequate vehicular access be provided to service the lands.



Purpose of Zoning By-law Amendment Application

- The Zoning By-law Amendment is required to increase the permitted building height and Floor Space Index (FSI) for Phase 2 from 12-storeys to 21-storeys and from 3.0 to 4.25 FSI; and, to remove the Holding “H” provision from the Phase 2 and future Phase 3 lands to allow residential development to proceed on the current and future respective parcels.
- Site-specific zoning exceptions to facilitate the Phase 2 site plan proposal will also be required.



Renderings



225 MALTA AVENUE / i2 DEVELOPMENTS (BRAMPTON) INC.
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JANUARY 18, 2021

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Studies Submitted in Support of Application

- A601 Shadow Study prepared by Architecture Unfolded
- Noise Feasibility Study prepared by HGC Engineering
- Addendum to Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc.
- Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc.
- Tree Protection Fencing prepared by Kuntz Forestry Consulting Inc.
- Transportation Impact Study prepared by Paradigm
- Auto Turn Assessment - Fire Truck prepared by Paradigm
- Phase I Environmental Site Assessment prepared by Soil Engineers Ltd.
- Record of Site Condition (RSC – 212826) prepared by Soil Engineers Ltd.
- Functional Servicing and Stormwater Management Report prepared by Schaeffers Consulting Engineers
- Tertiary Plan prepared by Architecture Unfolded
- Sustainability Score and Summary Letter prepared by KLM Planning
- Urban Design Brief prepared by KLM Planning Partners Inc.
- Planning Justification Report prepared by KLM Planning Partners Inc.



Questions?

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