

# STATUTORY PUBLIC MEETING

205 AND 209 COUNTY COURT BOULEVARD,  
CITY OF BRAMPTON

AUGUST 11, 2025

WESTON  
CONSULTING





# STRUCTURE OF PRESENTATION

- PROJECT OVERVIEW AND CONTEXT
- DEVELOPMENT PROPOSAL
- PROJECT MERITS
- TECHNICAL STUDIES COMPLETED
- QUESTIONS

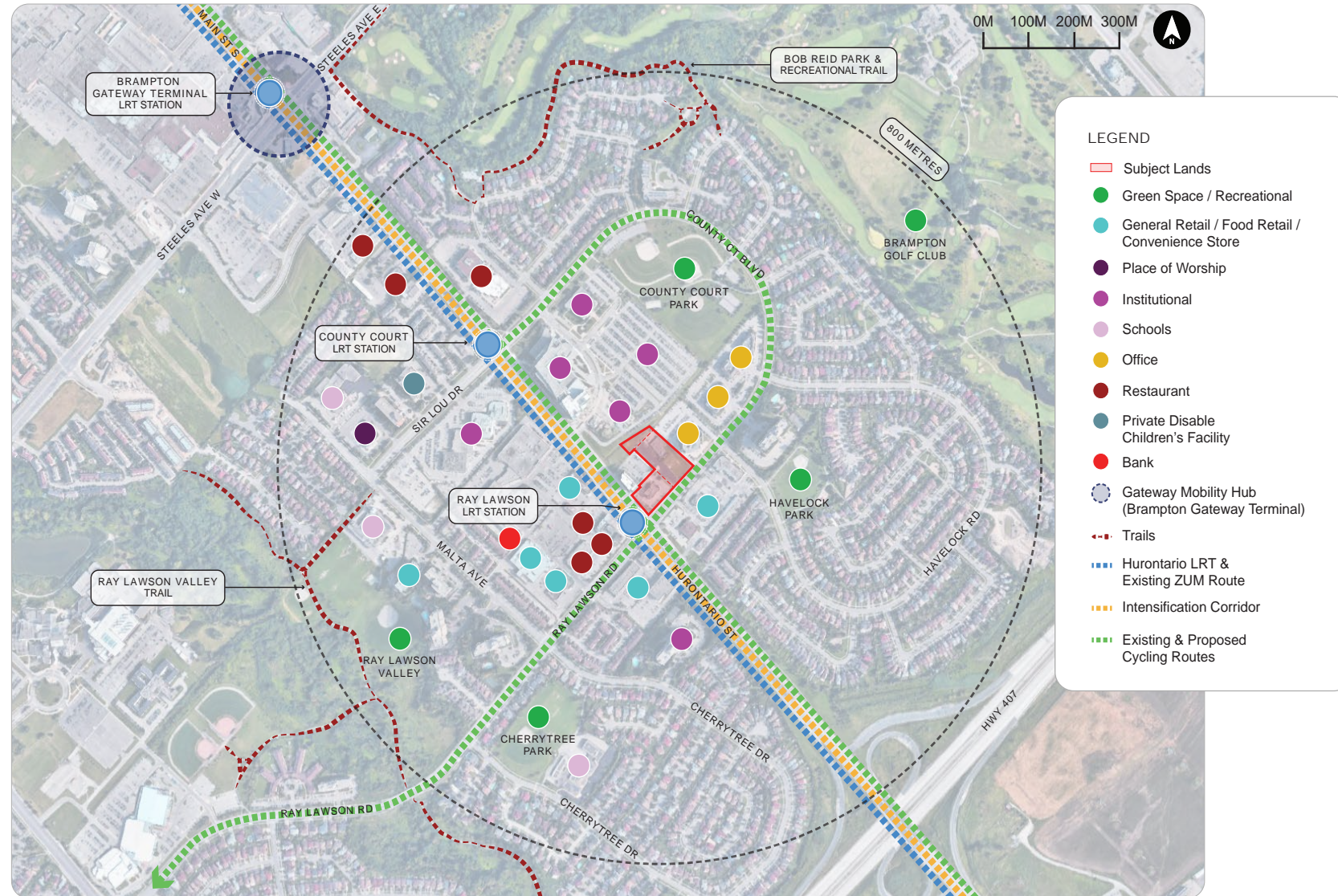
# DESCRIPTION OF SUBJECT LANDS



- Northeast corner of Hurontario Street and County Court Boulevard.
- Currently occupied by two commercial buildings with associated surface parking areas.
- Located within the combined Ray Lawson and County Court Primary Major Transit Station Area (MTSA) (HLRT-20.21).
- Total Site Area: 1.13 ha (2.79 acres)



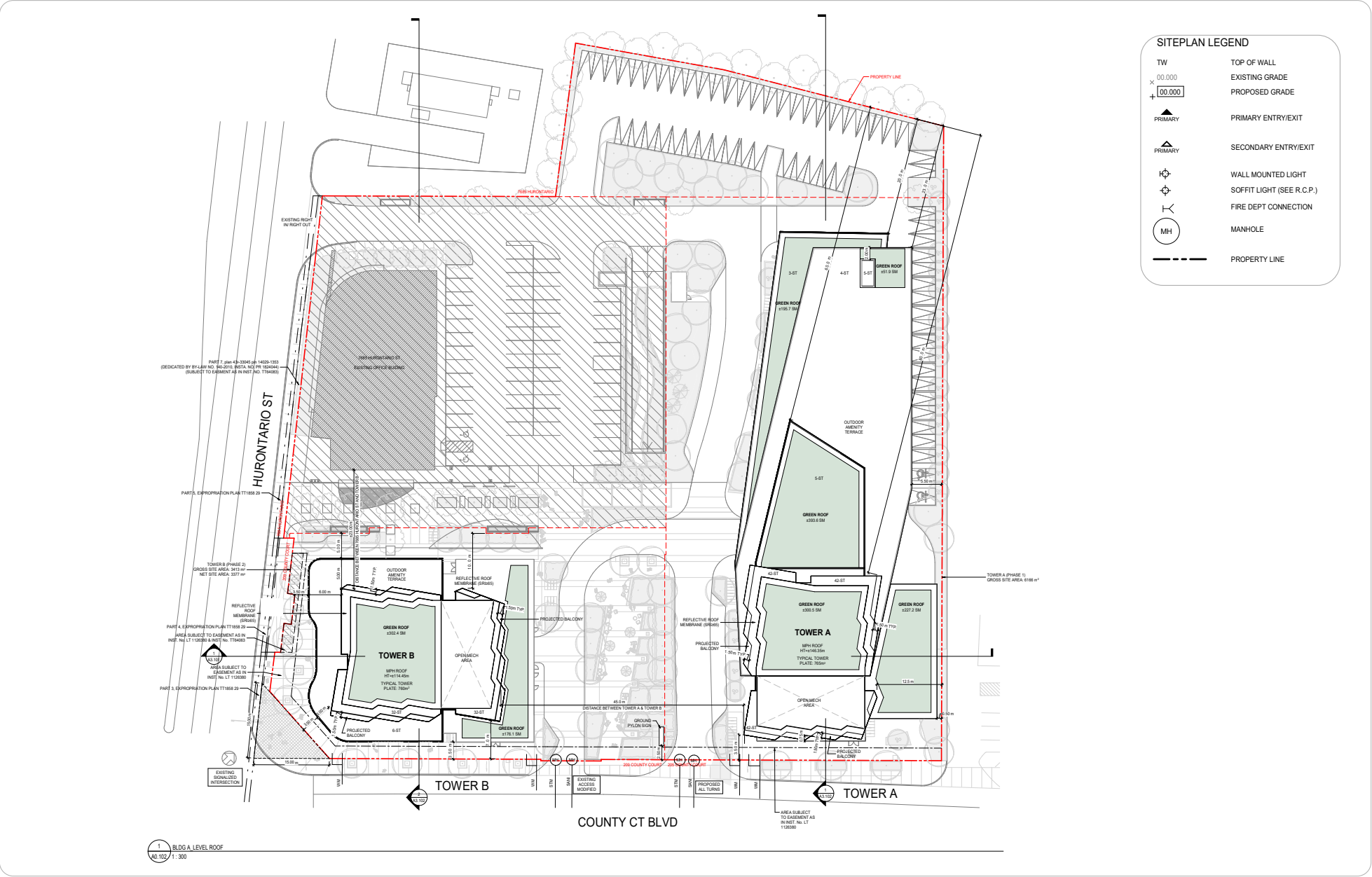
# SURROUNDING AREA CONTEXT



- **North:** Government and institutional uses (Ontario Court of Justice and Peel Regional Police). Low-density residential neighbourhoods are located further north.
- **South:** Commercial uses and low-rise residential dwellings. Havelock Park is located to the southeast.
- **East:** Mid- to high-rise residential buildings, a medical plaza, and additional low-rise homes.
- **West:** Commercial plazas, residential uses, and Cherrytree Public School.

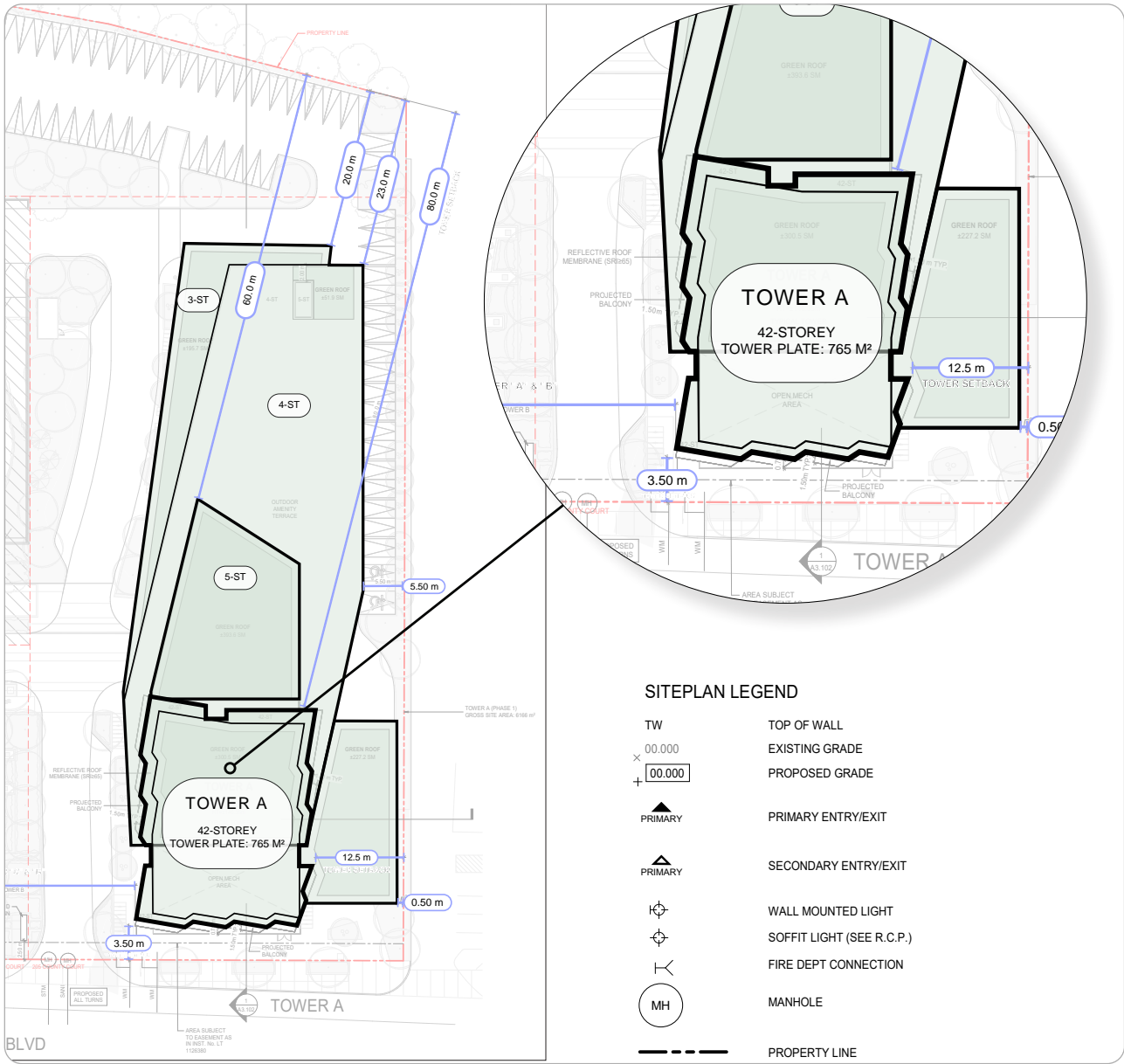


# DEVELOPMENT PROPOSAL – SITE PLAN





# DEVELOPMENT PROPOSAL – TOWER A (PHASE 1)



42-storey mixed-use building

Units: 454

FSI: 5.87

GFA: 36,174 square metres

- Residential: 27,260 square metres
- Office: 7,721 square metres
- Retail: 803 square metres

Amenity Space: 2,384 square metres

- Indoor: 1,006 square metres
- Outdoor: 1,378 square metres

Parking:

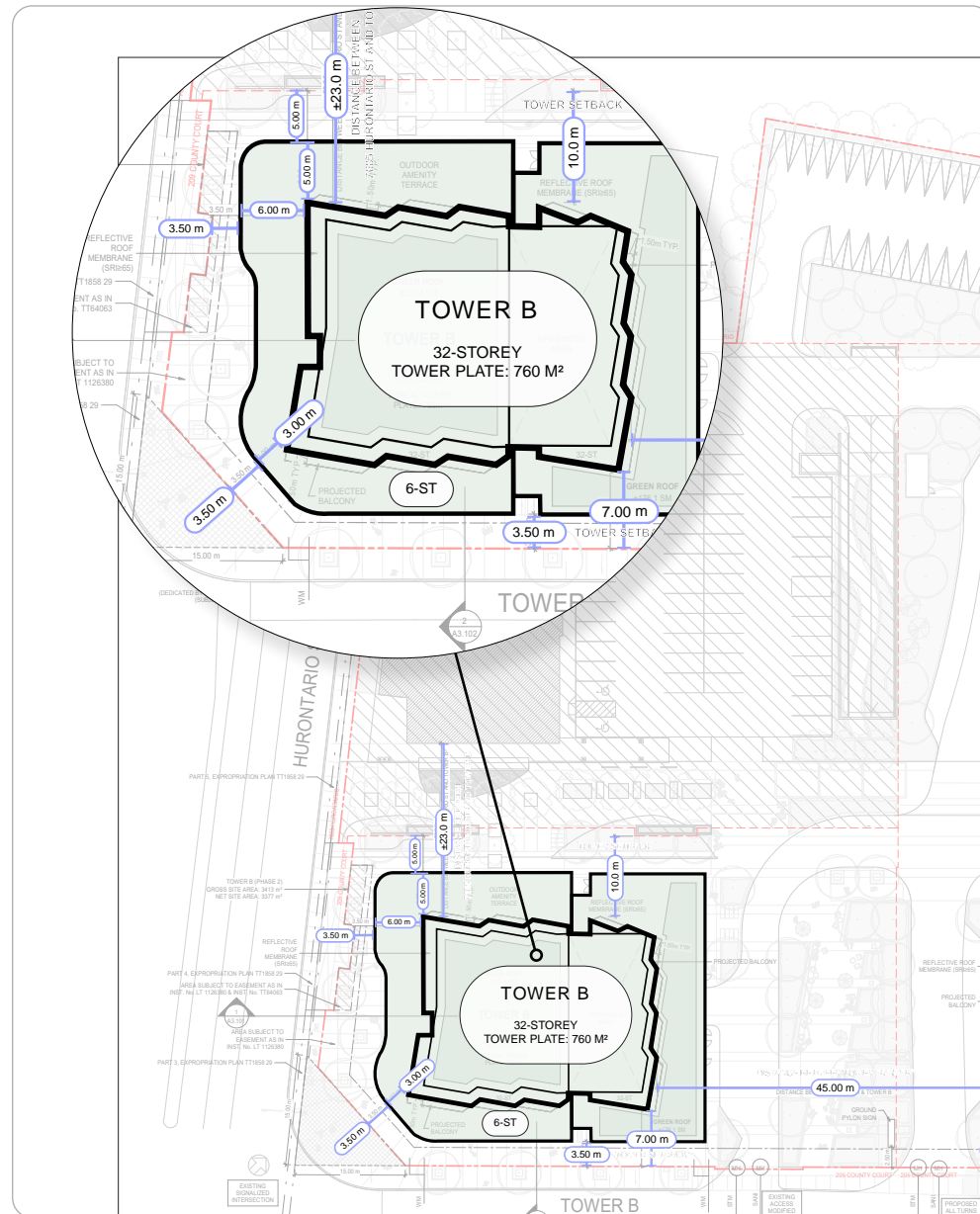
- 250 residential spaces
- 69 residential visitor spaces
- 292 office and commercial spaces (to be shared between the two phases)

Bicycle Parking: 293 spaces

Green Roof Area: 1,167 square metres



# DEVELOPMENT PROPOSAL – TOWER B (PHASE 2)



32-storey mixed-use building

Units: 359

FSI: 7.22

GFA: 24,373 square metres

- Residential: 22,681 square metres
- Office: 860 square metres
- Retail: 832 square metres

Amenity Space: 1,253 square metres

- Indoor: 751 square metres
- Outdoor: 502 square metres

Parking:

- 234 residential spaces
- 69 residential visitor spaces
- 292 office and commercial spaces (to be shared between the two phases)

Bicycle Parking: 226 spaces

Green Roof Area: 478.4 square metres



# DEVELOPMENT PROPOSAL - RENDERINGS



Rendering of Proposed Development prepared by GPA



# DEVELOPMENT PROPOSAL – RENDERINGS



Rendering of Proposed Development prepared by GPA



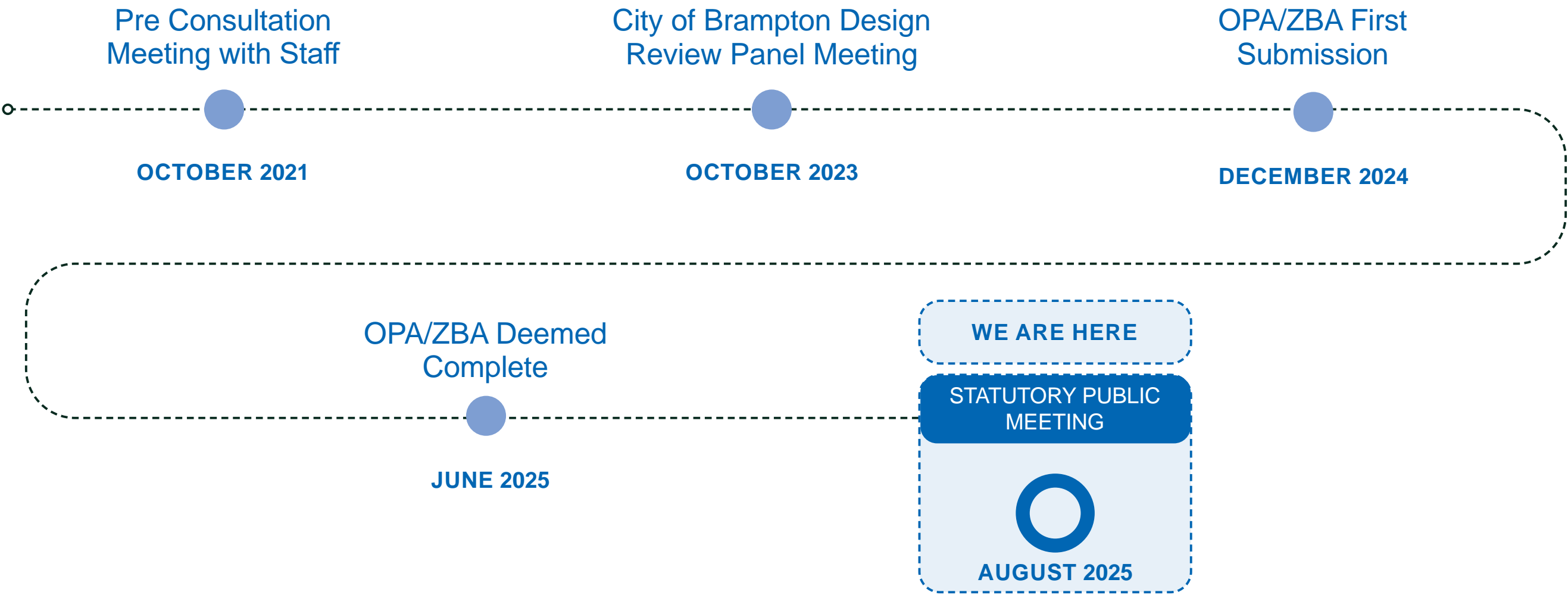
# DEVELOPMENT PROPOSAL – RENDERINGS



Rendering of Proposed Development prepared by GPA



# PROJECT TIMELINE

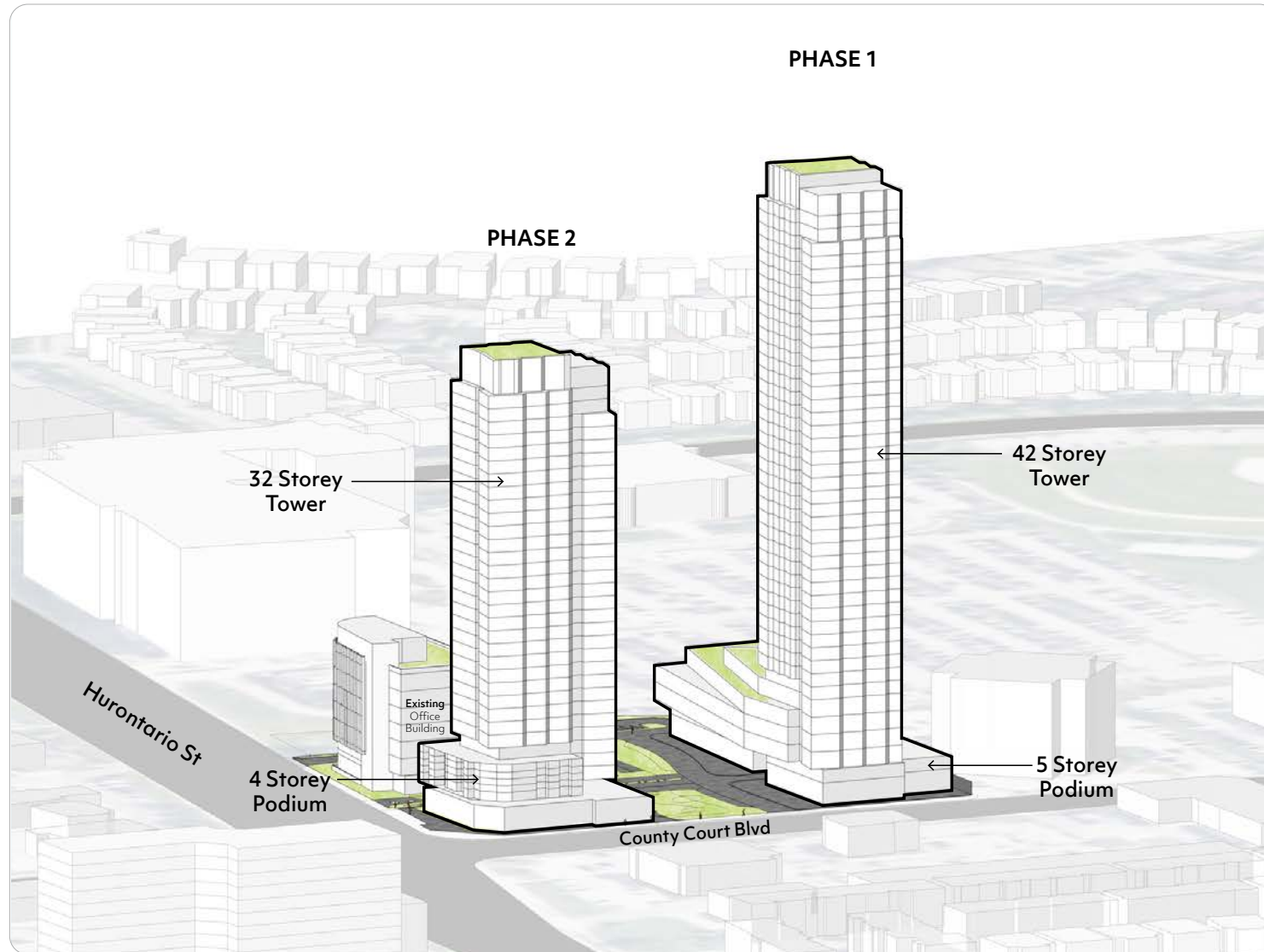


# PROJECT MERITS

- OPTIMIZED LAND USE
- MOBILITY AND TRANSPORTATION
- MIXED USE DEVELOPMENT AND COMPLETE COMMUNITY
- LANDSCAPING, PEDESTRIAN ORIENTATION AND OPEN SPACES

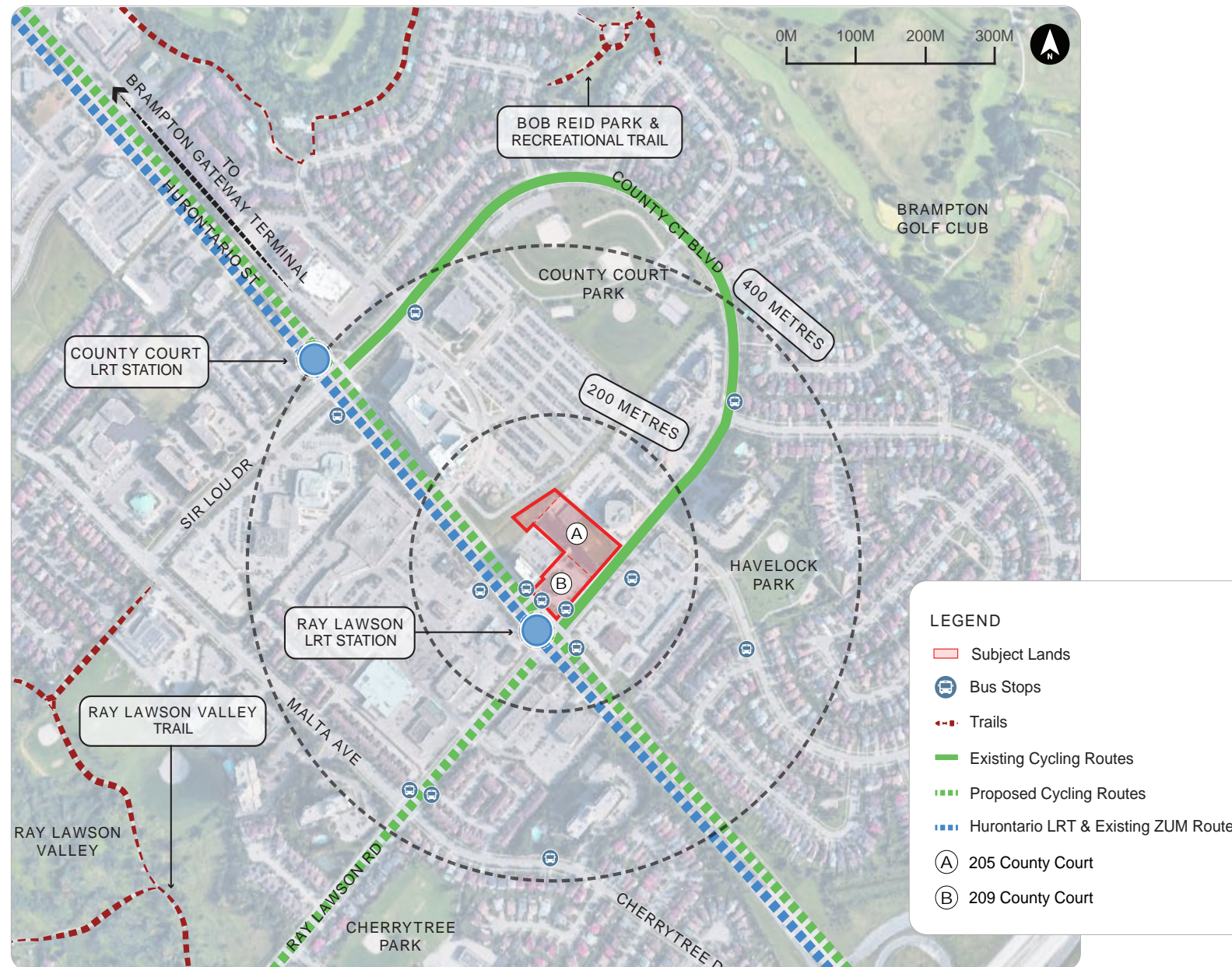


# PROJECT MERITS – OPTIMIZED LAND USE



- Efficient use of land through compact, phased, mixed-use built form.
- Proposed development, architectural form, and landscaping will enhance the visual appearance of the site.
- Creates a presence along the Hurontario LRT corridor with high-quality architectural design.
- Proposed heights and densities that align with Brampton's policy intentions for the combined Ray Lawson and County Court Primary MTSA.

# PROJECT MERITS – MOBILITY AND TRANSPORTATION



- Located within a Primary MTSA, Urban Centre, and along the Hurontario LRT Intensification Corridor.
- Proposed heights and densities will support transit infrastructure.
- Immediate access to Hurontario LRT, MiWay and Brampton Transit routes, and future County Court LRT stop.
- Includes a pedestrian promenade, mid-block connections, and cycling infrastructure that support active and sustainable mobility.



# PROJECT MERITS – MIXED USE DEVELOPMENT AND COMPLETE COMMUNITY



Proposes a mix of uses, including:

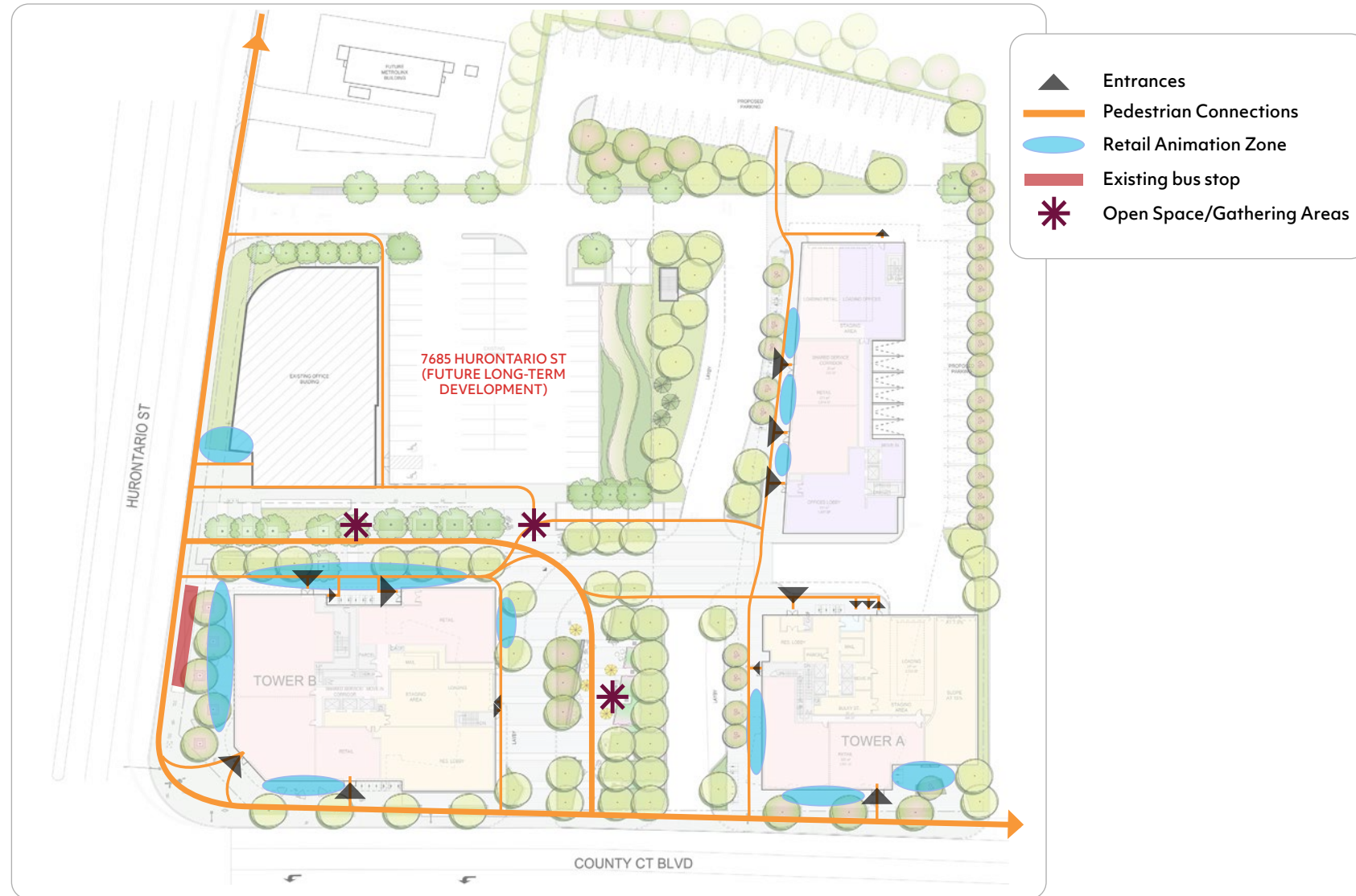
- Retail: 1,635 square metres
- Office: 8,581 square metres
- Residential: 813 units

Proposes a range of unit sizes, including studio, 1-, and 2-bedroom units.

Supports the development of a complete community within the MTSA.

Mixed use design allows one to live and work in the same place.

# PROJECT MERITS – LANDSCAPING, PEDESTRIAN ORIENTATION AND OPEN SPACES



Corner location and street frontages provide opportunities for public realm improvements, with active street edges.

Prioritizes pedestrian access and circulation.

Ground-level retail and pedestrian promenade enhances walkability.

Green network provides different scales of open spaces and extends greenery throughout the proposal:

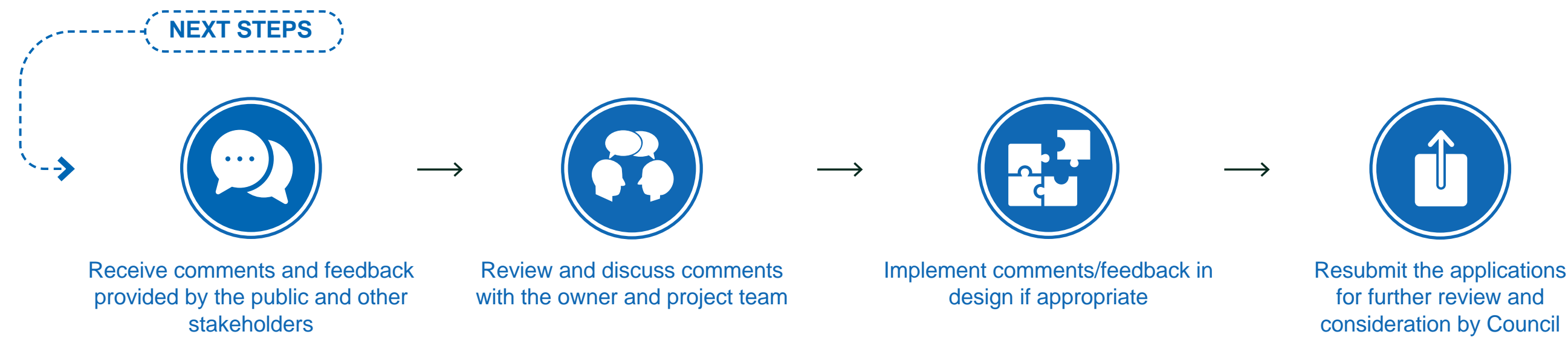
- Landscaped areas
- Pedestrian mews
- Private rooftops
- Green roofs



# TECHNICAL STUDIES COMPLETED

- PLANNING JUSTIFICATION REPORT
- URBAN DESIGN BRIEF
- FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT
- TREE PRESERVATION REPORT
- TRAFFIC IMPACT STUDY
- PHASE 1 AND 2 ENVIRONMENTAL SITE ASSESSMENT
- GEOTECHNICAL REPORT
- PEDESTRIAN LEVEL WIND STUDY
- ENERGY STRATEGY STUDY

# NEXT STEPS





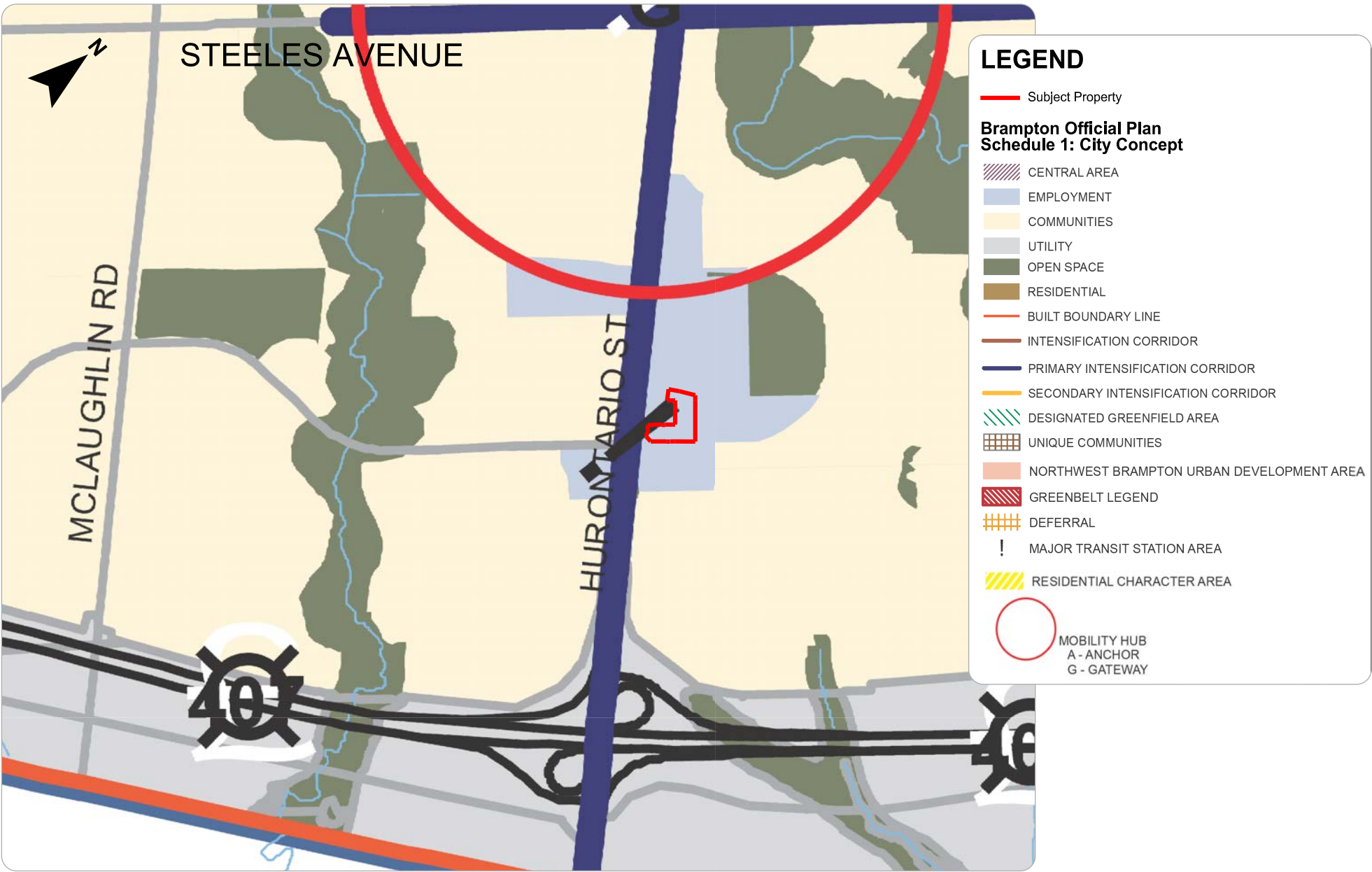
**Thank You**  
Comments & Questions?

**Bryanne Robinson**, MPL, MCIP, RPP  
Senior Planner  
Weston Consulting

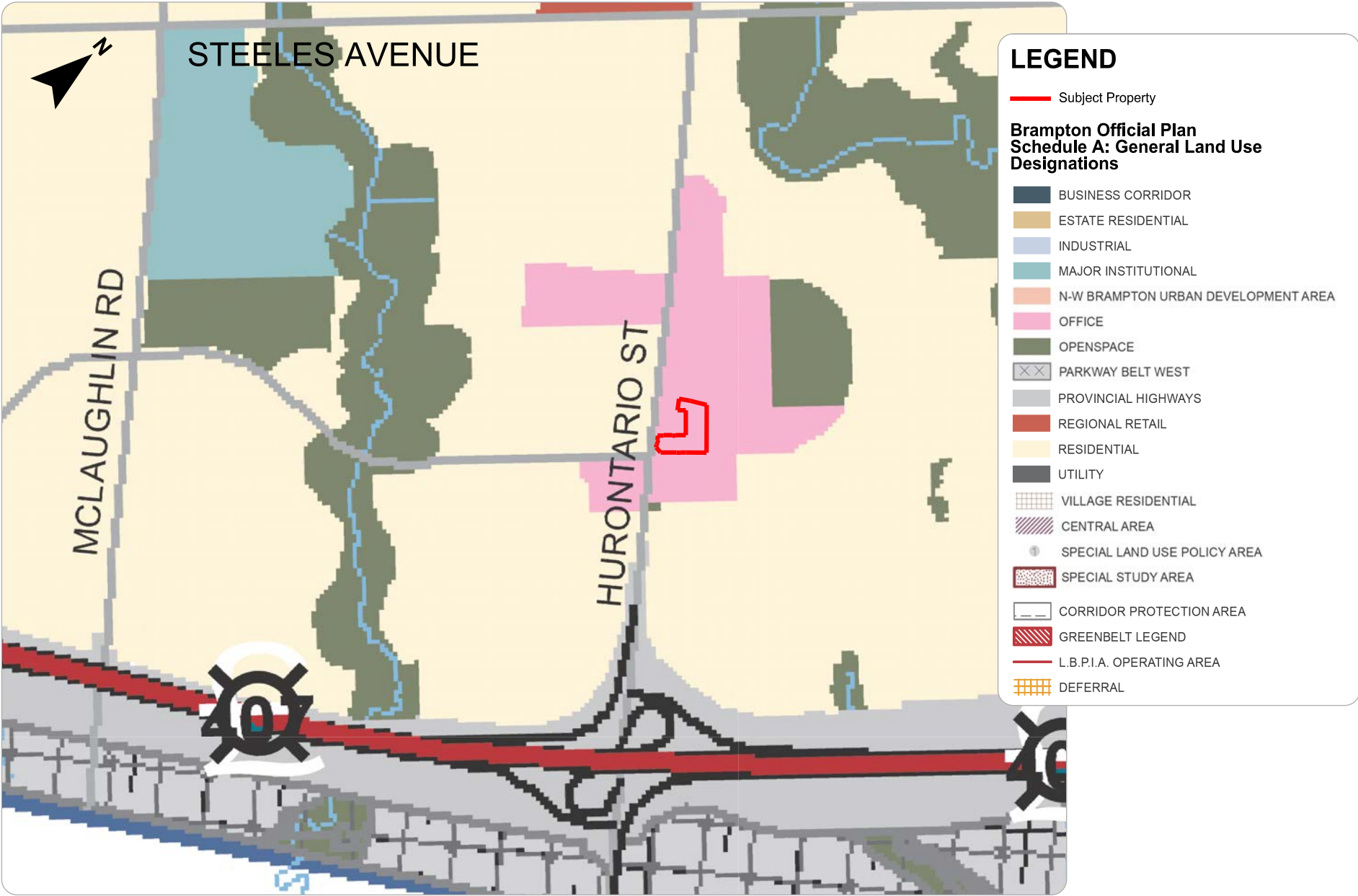
905-738-8080 (ext. 512)  
[brobinson@westonconsulting.com](mailto:brobinson@westonconsulting.com)



# BRAMPTON OFFICIAL PLAN (2006) – SCHEDULE 1

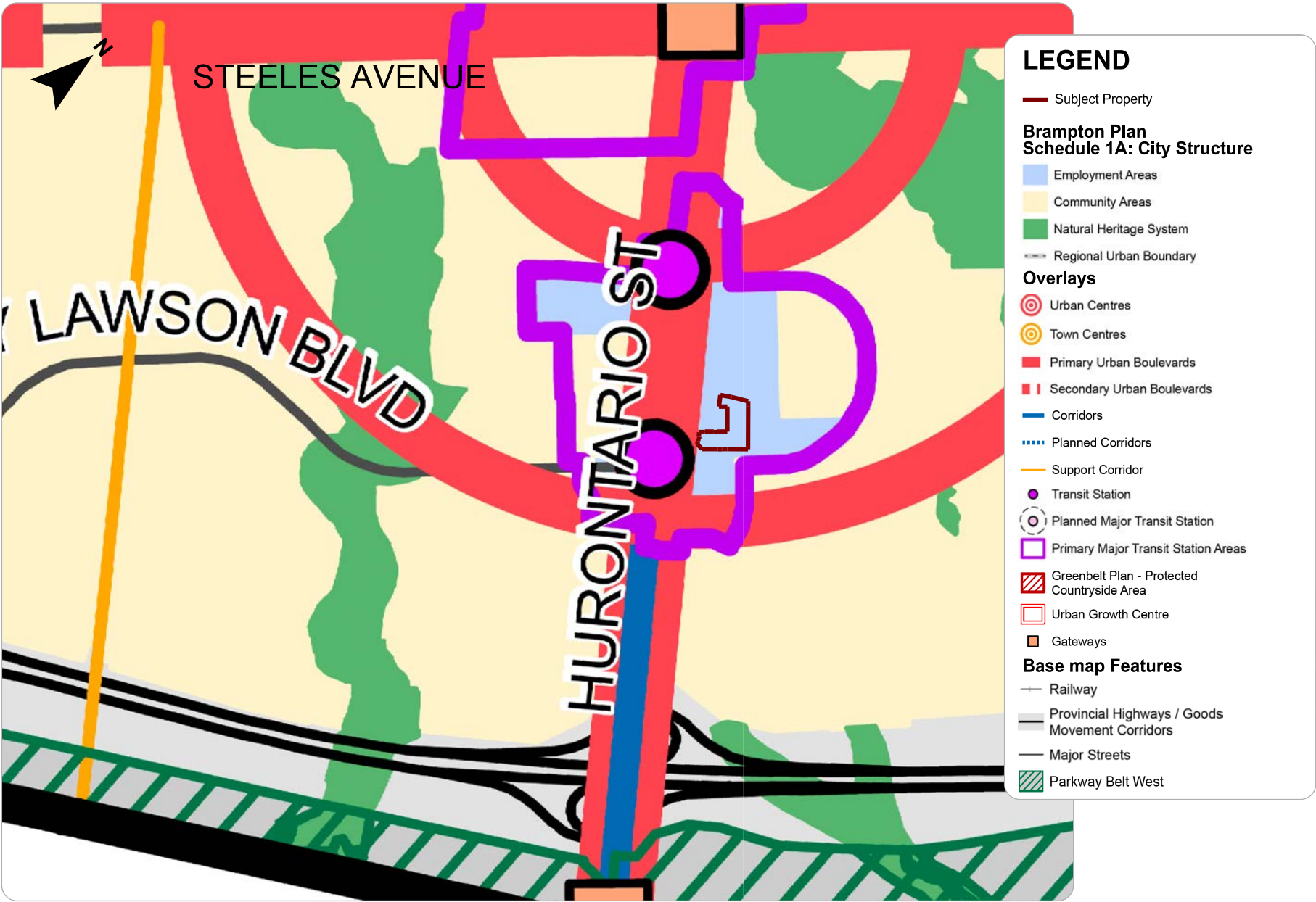


# BRAMPTON OFFICIAL PLAN (2006) – SCHEDULE A

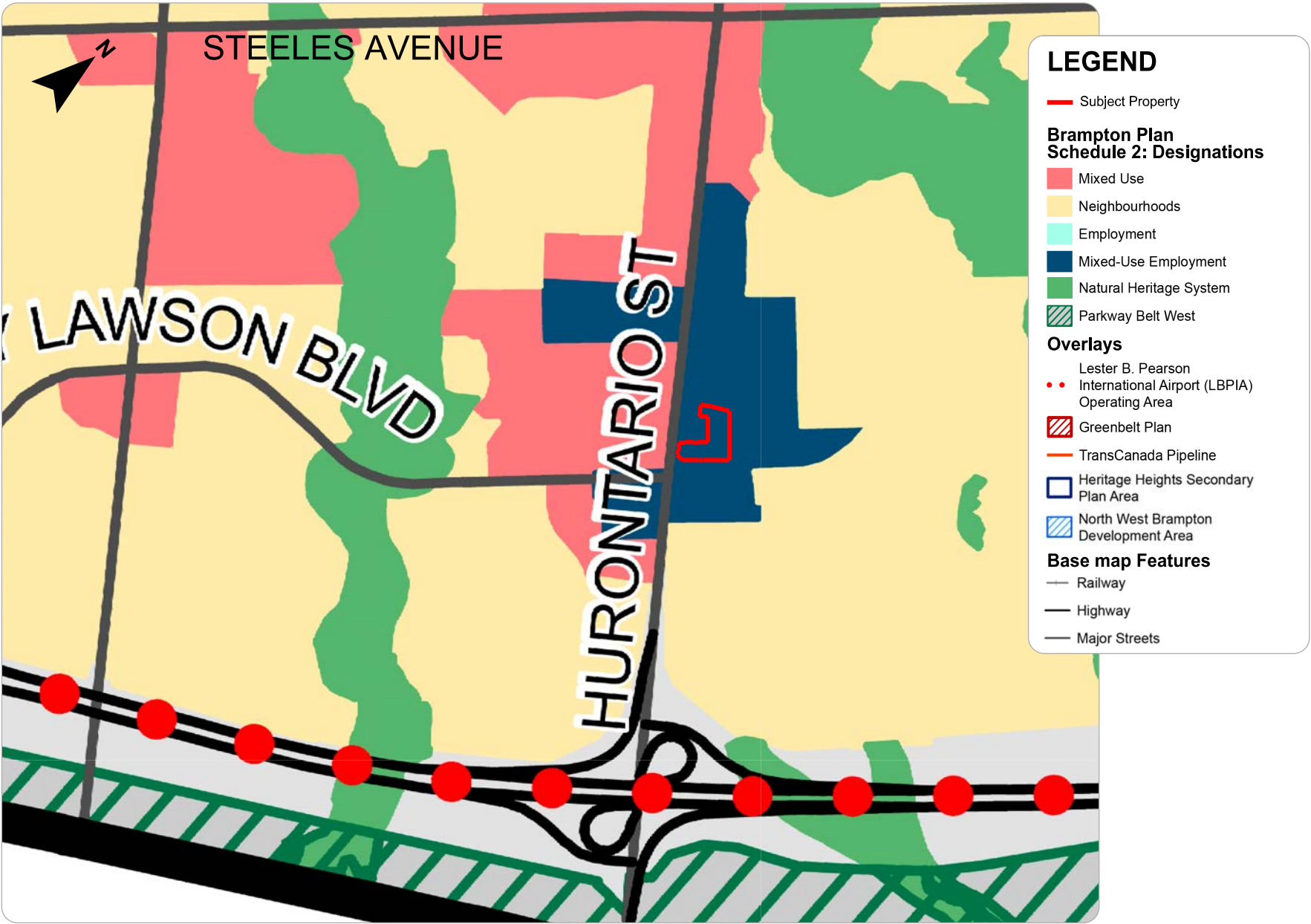




# BRAMPTON PLAN (2024) – SCHEDULE 1A

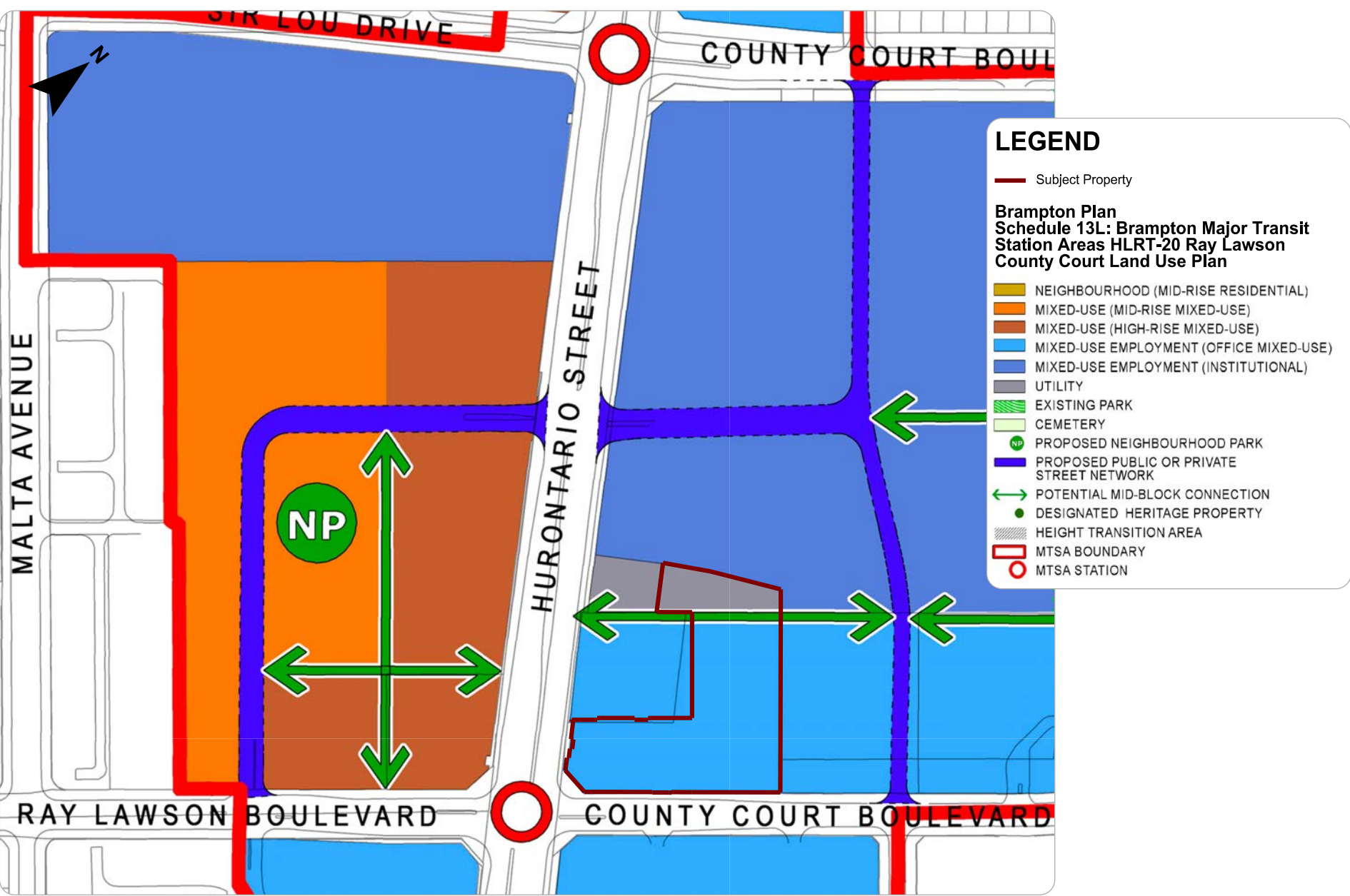


# BRAMPTON PLAN (2024) – SCHEDULE 2

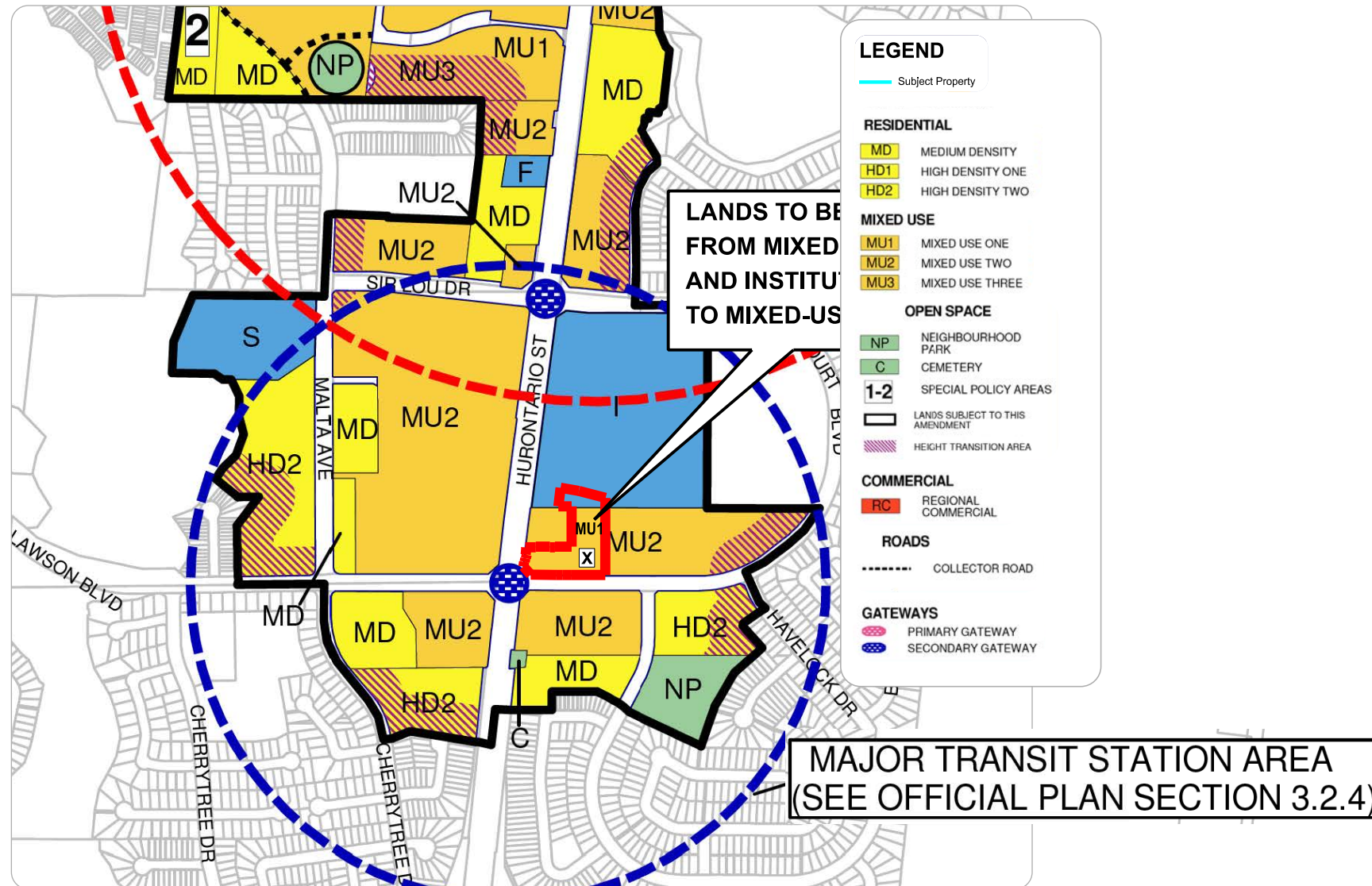




# BRAMPTON PLAN (2024) – SCHEDULE 13L



# SCHEDULE SP55(A) – HURONTARIO-MAIN CORRIDOR SECONDARY PLAN (AREA 55) (MARCH 2017)



**Land Use Designation:** Mixed Use Two (MU2) and Institutional (I)

## Permitted Uses:

- Medium and high-density residential;
- Office, institutional, cultural, entertainment uses; and,
- Retail/commercial at grade.

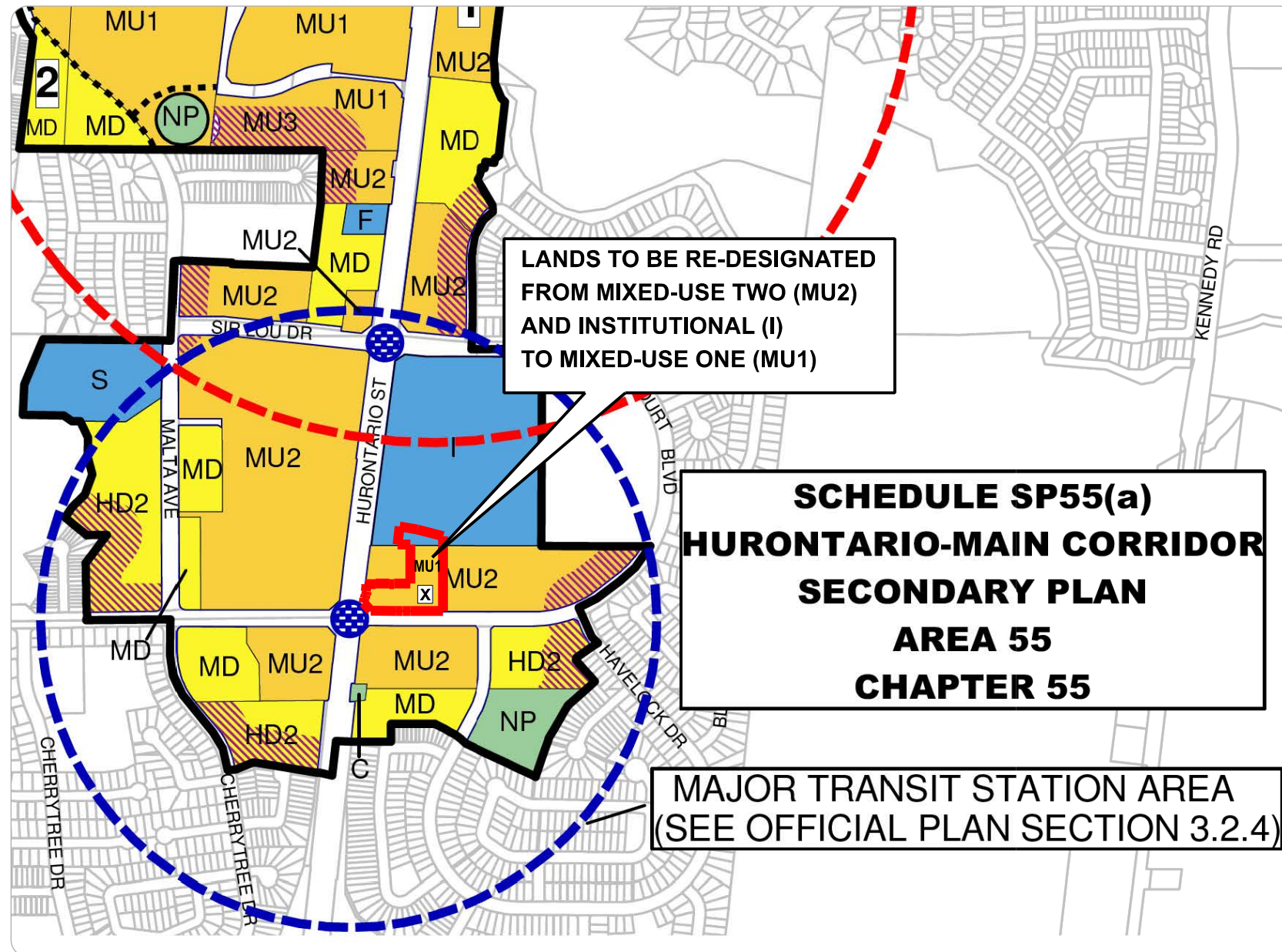
## Performance Standards:

- Maximum Permitted Building Height: 63 metres (20 storeys)
- Maximum Permitted Density: 3.0 FSI

An Official Plan Amendment is required to permit the proposed height and density.



# DRAFT OFFICIAL PLAN AMENDMENT

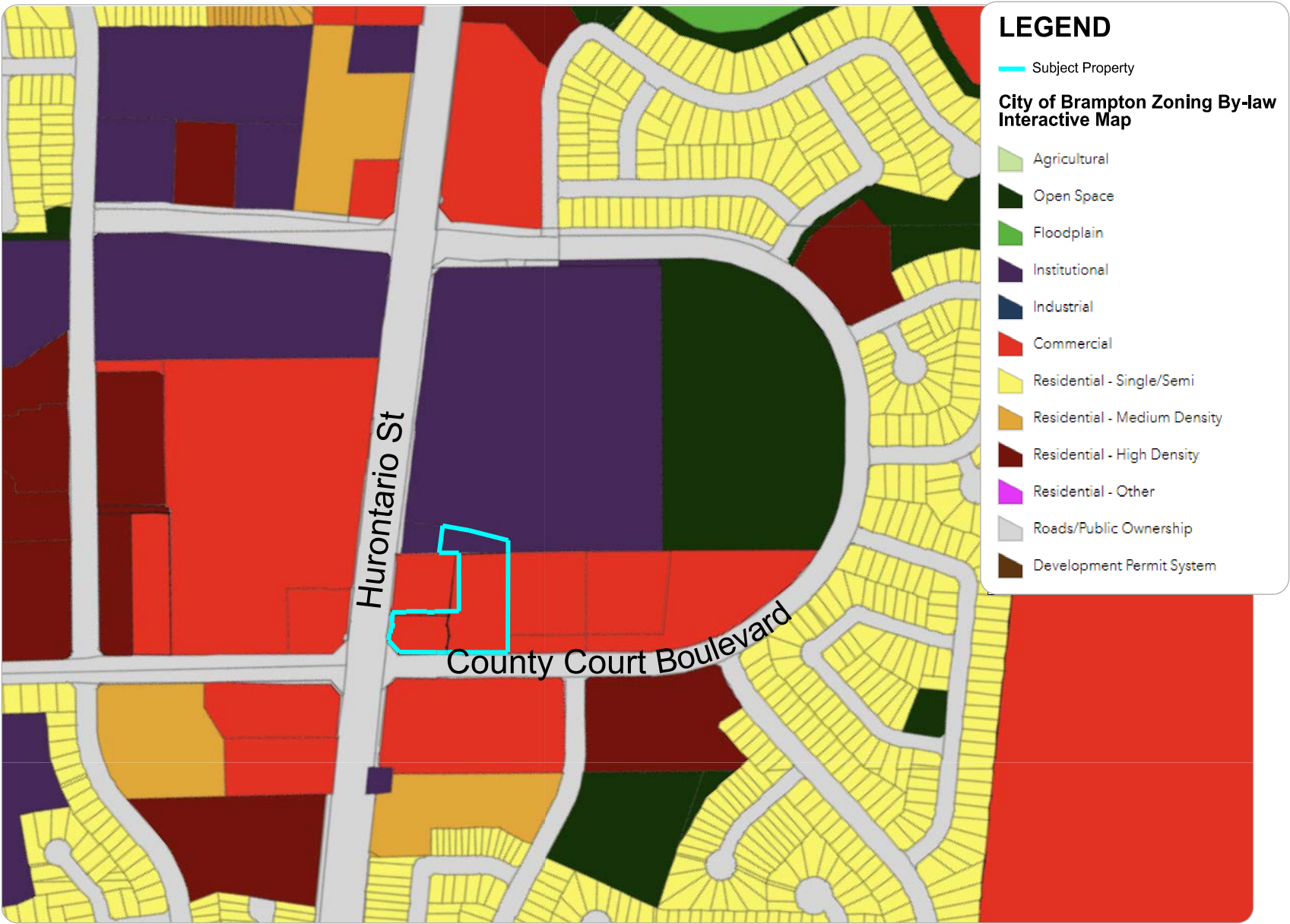


An Official Plan Amendment is required to redesignate the lands from Mixed Use Two (MU2) and Institutional (I) to Mixed Use One (MU1).

Site Specific Provisions are requested to permit:

- A maximum density of 7.0 FSI for Building A and unlimited density for Building B.
- A maximum building height of 140 metres (42 storeys) for Building A and unlimited height for Building B.

# BRAMPTON ZONING BY-LAW



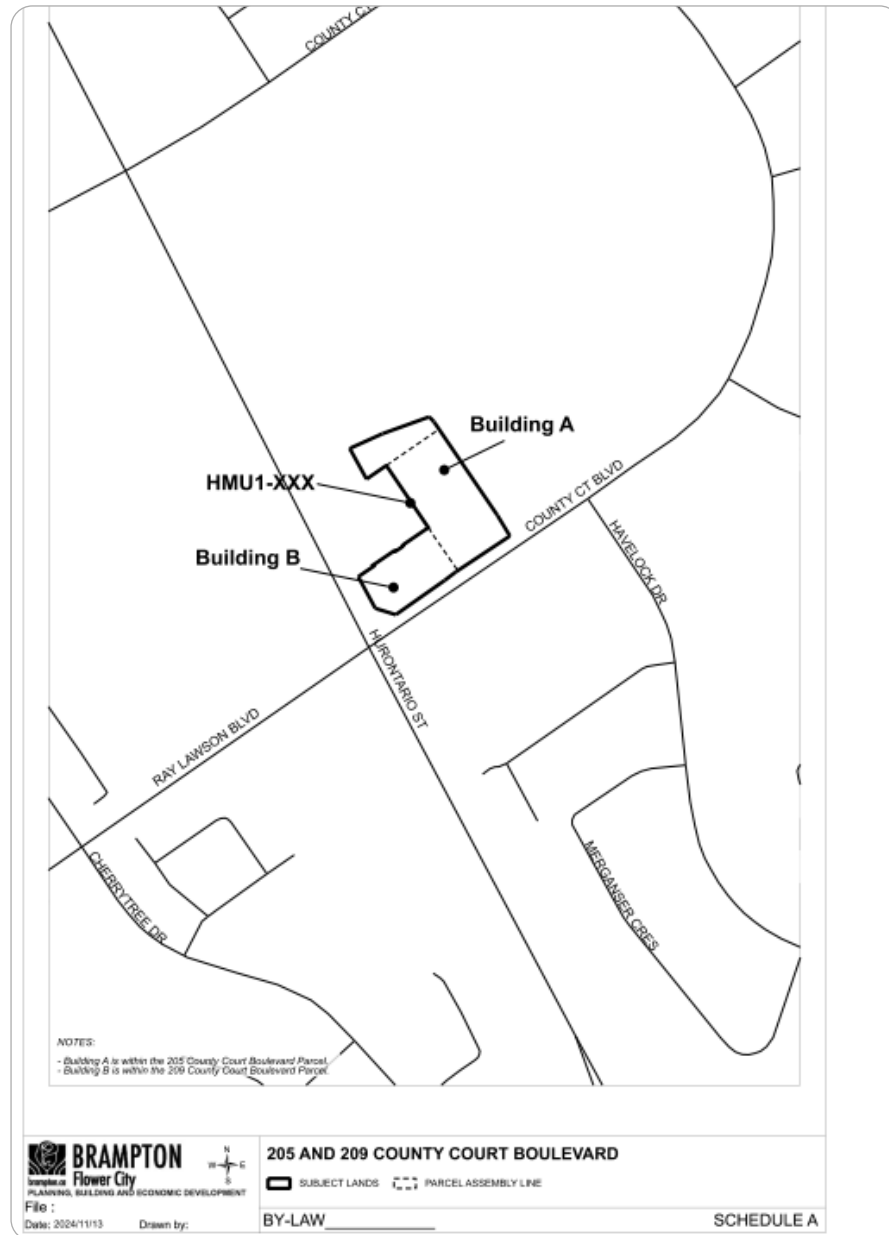
**Zoning:** Service Commercial (SC-2571 and SC-2750) and Institutional 2 (I2-2552) with site-specific exceptions

**Permitted Uses:** Office and Commercial

A Zoning By-law Amendment is required to rezone the lands to Hurontario Corridor Mixed-Use One (HMU1), with site-specific provisions



# DRAFT ZONING BY-LAW AMENDMENT



A Zoning By-law Amendment is required to rezone the lands from SC-2750, SC-2751, and I2-2552 to Hurontario Corridor Mixed-Use One (HMU1), with site specific permissions.

Site-specific standards are requested to permit:

- Maximum FSI:
  - Building A: 7.0
  - Building B: Unlimited
- Maximum Building Height:
  - Building A: 42 storeys or 140 metres
  - Building B: Unlimited
- Front Yard Setback: 3.5 metres
- Exterior Side Yard Setback: 3.5 metres
- Minimum Side Yard Setback: 0.5 metres
- Minimum Tower Separation Distance:
  - Between Building A and B: 25 metres
  - Between Building B and 7685 Hurontario St: 20 metres
- Minimum Setback and Tower Separation Distance Encroachments
- Maximum Lot Coverage: 50%
- Minimum Landscaped Open Area: 20%