



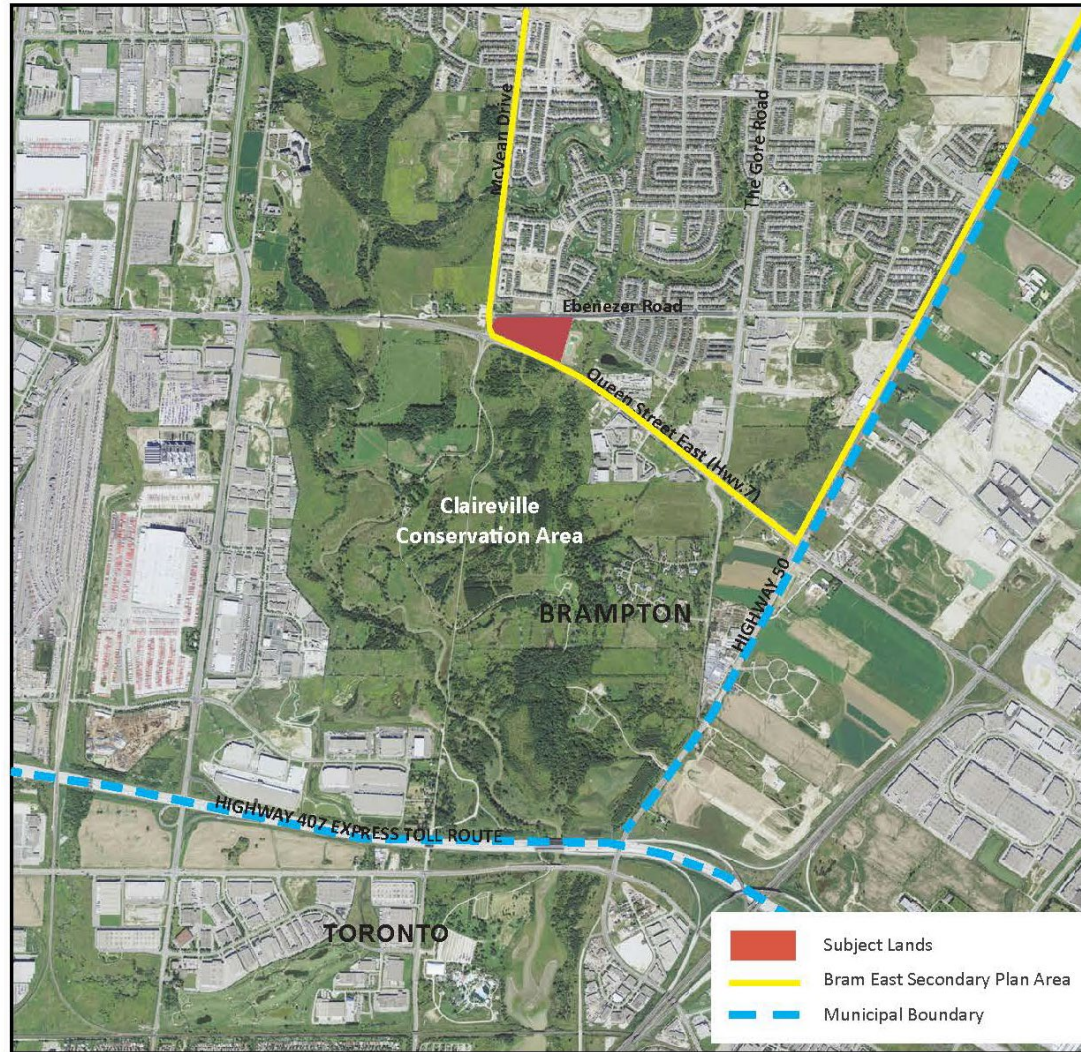
Northeast Corner of McVean Drive &
Queen Street East
2652367 ONTARIO INC.
CITY OF BRAMPTON

Location

- The subject lands are bounded by Queen Street East (south), McVean Drive (west), Ebenezer Road (north), and Cherrycrest Drive (east).
- The subject lands are vacant and approximately 4.14 hectares in size.



Location Map



NE CORNER OF MCVEAN DR & QUEEN ST E. / 2652367 ONTARIO INC.
CITY OF BRAMPTON

JANUARY 18, 2021

Background

- The current site specific Zoning By-law (By-law 126-2018) was approved in August 2018.
- The proposed Amendment is technical in nature to accommodate the Region's road widening and intersection design land conveyance requirements.
- This resulted in revised building footprints for the buildings along Queen Street, a change to the unit mix for additional smaller units, and a change to the location of the supermarket.

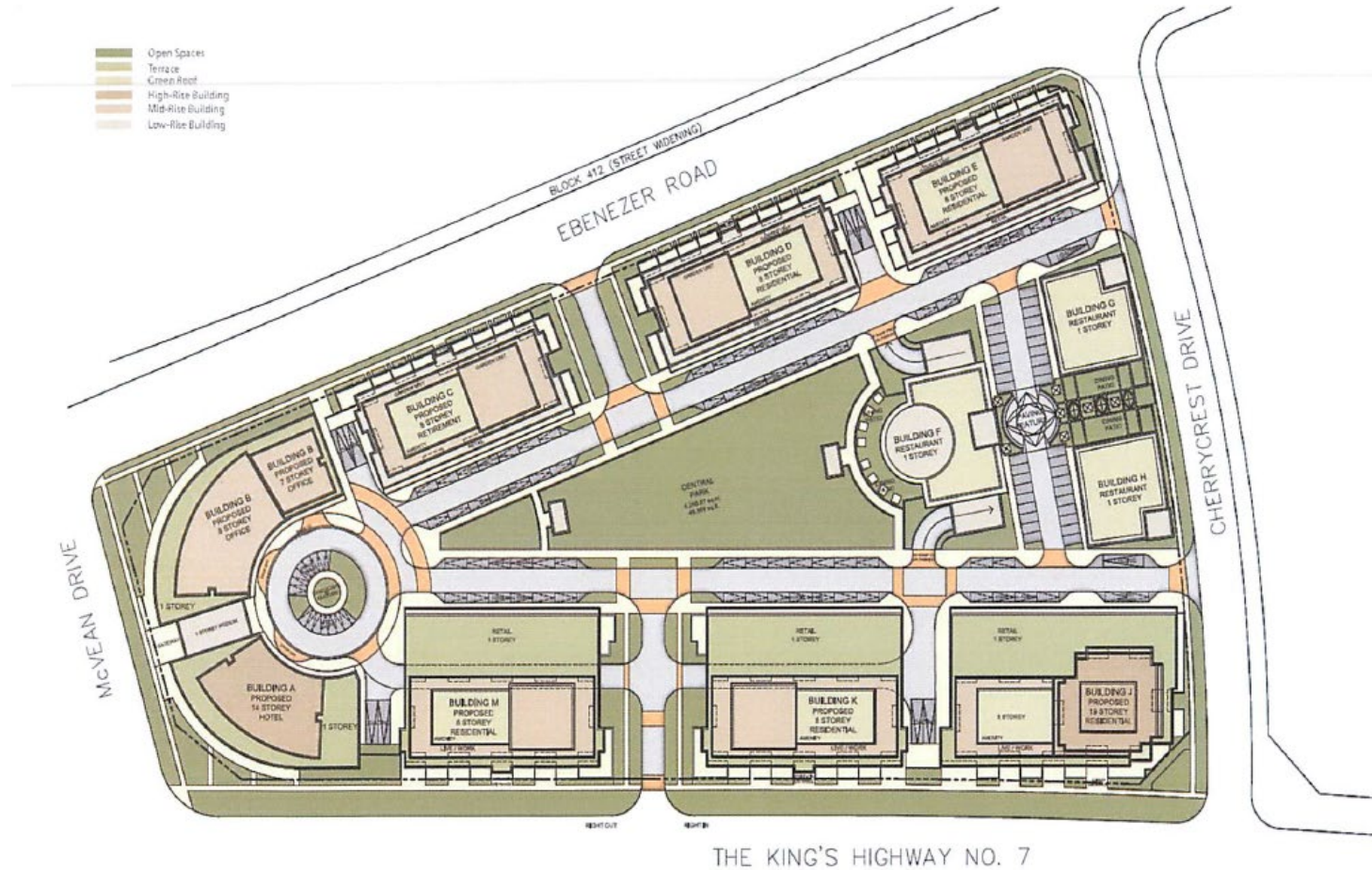


Development Proposal

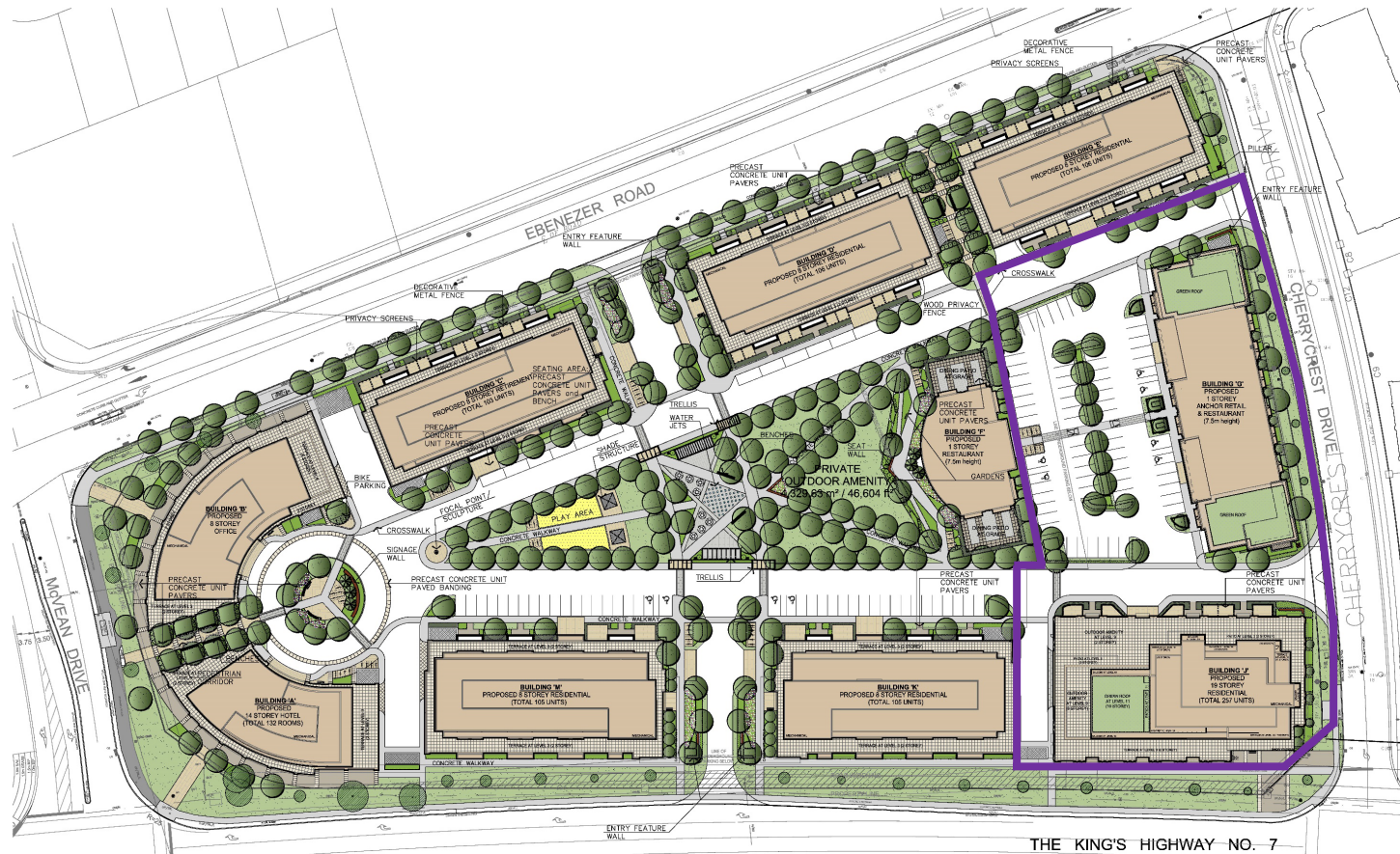
- The proposed mixed-use development consists of a total of 10 buildings with varying heights of 1-storey, 8-storeys, 14-storeys and 19-storeys.
- The buildings will comprise of office, hotel, restaurant, supermarket, and a total of 782 residential units including live/work, senior's retirement units, and residential condominium apartments.
- The overall development will have a total gross floor area of 87,403.97 m², which yields a floor space index of 2.11 FSI, a total of 1,927 vehicle parking spaces, 434 bicycle parking spaces, and amenity areas including a centralized outdoor park, outdoor roof-top, green roof and indoor amenity areas.
- The overall development will be built in 4 phases over a number of years, with the first phase comprising the 2 buildings ("J" - residential and "G" - commercial) at the northwest corner of Queen Street East and Cherrycrest Drive.



Previous Site Plan




Site Plan



Minor Revisions to the Site Plan:

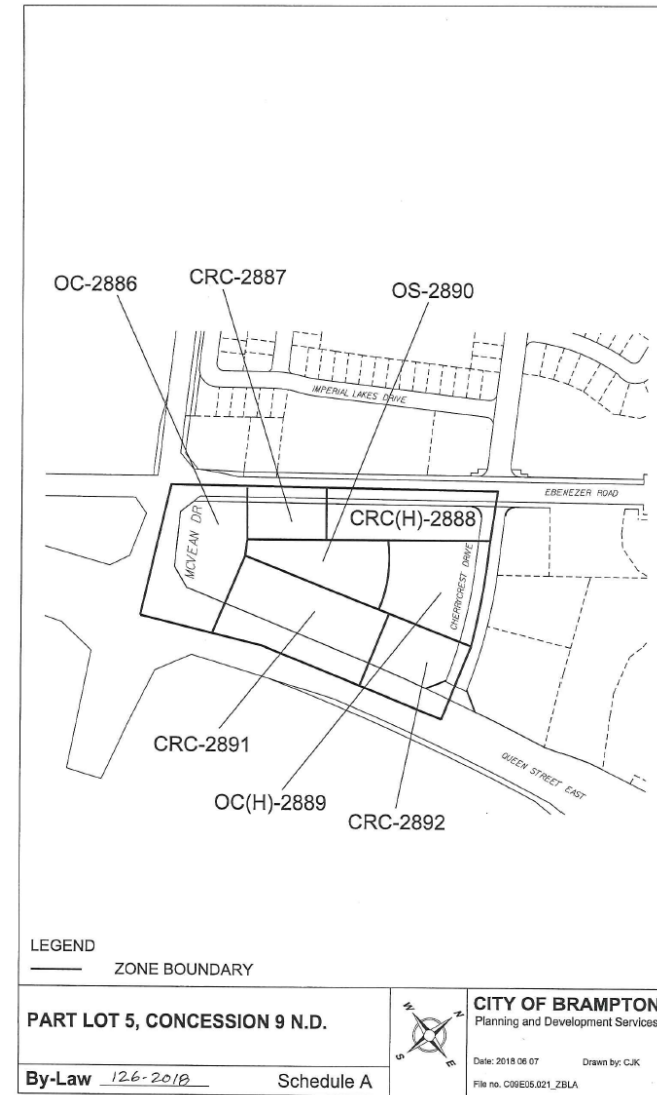
- Grocery Store moved out from Ground Floor of Building J to a stand-alone retail building along Cherrycrest
- Buildings along Queen Street revised to narrower ground floor plates and shifted to accommodate Regional Road widenings

 Phase 1 Lands



Current Zoning

- The subject lands are currently zoned “Office Commercial” – Section 2886, “Composite Residential Commercial Hold” – Section 2888, “Composite Residential Commercial” – Section 2887, “Office Commercial Hold” – Section 2889, “Open Space” – Section 2890, “Composite Residential Commercial” – Section 2891, and “Composite Residential Commercial” – Section 2892 by Brampton Zoning By-law 270-2004, as amended by site specific Zoning By-law 126-2018.
- The residential, commercial, office, hotel, restaurant, supermarket, and open space uses identified earlier are permitted on the property.




Purpose of Zoning By-law Amendment Application

- To facilitate the Phase 1 Development of Building “J” with 257 residential units, and Building “G” which will consist of a supermarket and retail uses.
- Removal of the Holding “H” symbol on the portion zoned “OC(H) – 2889” and revisions to the permitted minimum and maximum setbacks to Cherrycrest Drive and to Queen Street East to facilitate the development of an additional 29 residential units and the relocation of the supermarket from Building ‘J’ to Building ‘G’.



Renderings



 Phase 1 Lands



NE CORNER OF MCVEAN DR & QUEEN ST E. / 2652367 ONTARIO INC.
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