

STATUTORY PUBLIC MEETING – JUNE 6, 2022

**APPLICATION to AMEND the
CITY of BRAMPTON OFFICIAL PLAN, BRAMPTON
FLOWERTOWN SECONDARY PLAN and ZONING BY-LAW**

CENTENNIAL MALL BRAMPTON LTD.

227 VODDEN STREET EAST, CITY of BRAMPTON

CITY FILE: OZS-2022-0001

Gagnon Walker Domes Ltd.

21 Queen Street East, Suite 500
Brampton, Ontario
L6W 3P1
P (905) 796-5790

3601 Highway 7, Suite 310
Markham, Ontario
L3R 0M3
P (905) 477-6556

www.gwdplanners.com



SUBJECT SITE



Address / Legal Description

227 Voddan Street East, City of Brampton

(Part of Block H and Part of Block XF (1 Foot Reserve)
Registered Plan 889, City of Brampton, Regional
Municipality of Peel)

Site Area

5.86 hectares (14.50 acres)

Lot Frontage

285 metres (935 feet) – Kennedy Road North
190 metres (623 feet) – Voddan Street East
275 metres (902 feet) – Hansen Road North

Lot Depth

Approx. 280 metres (918 feet).

Existing Use

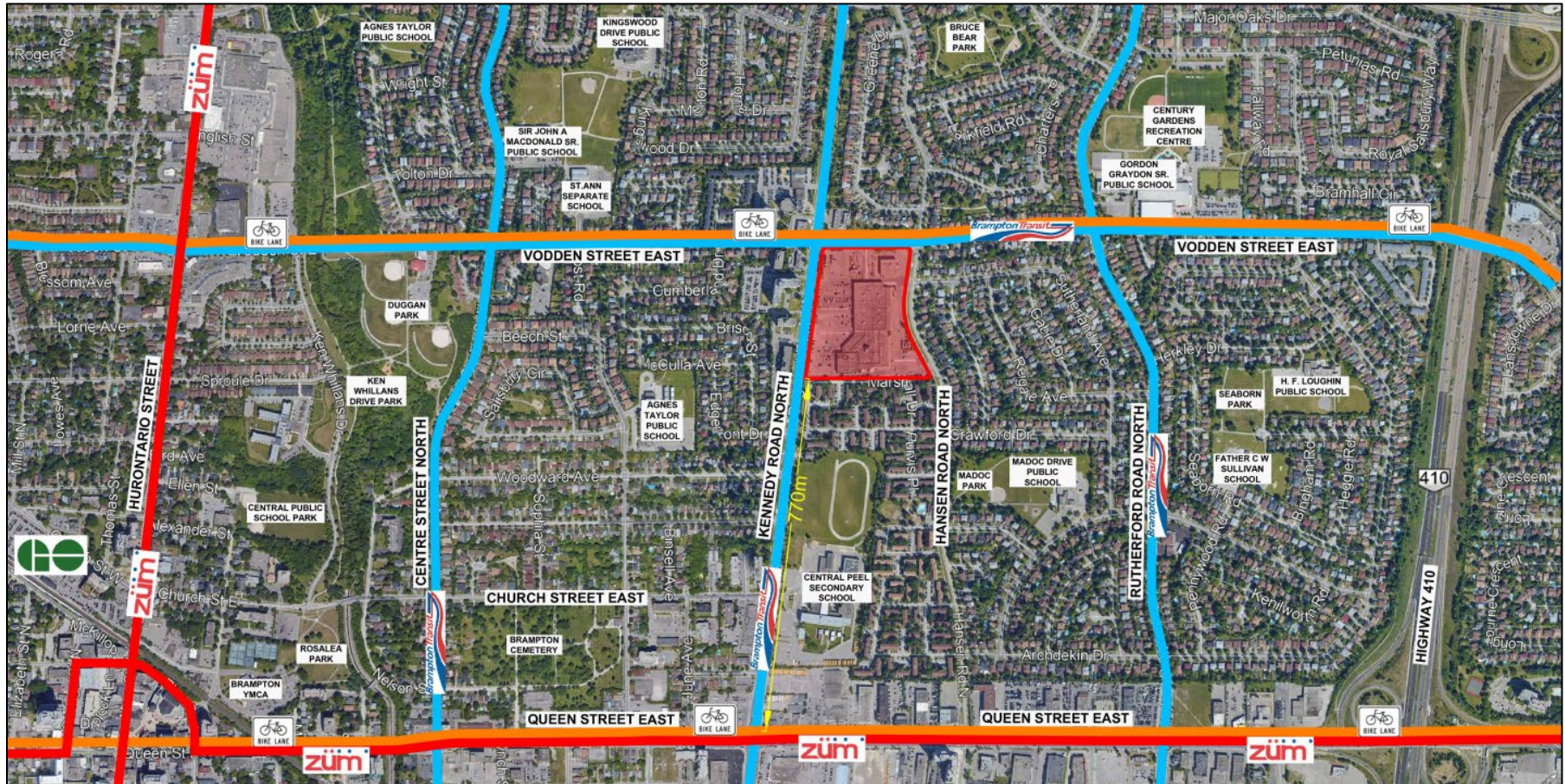
“Centennial Mall” building and two (2) satellite retail
commercial buildings

Access

Kennedy Road, Voddan Street East and Hansen
Road North

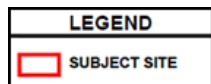


SURROUNDING AREA CONTEXT



LEGEND	
	SUBJECT SITE

SITE CONTEXT



STREET VIEWS



Streetview: Subject Site from Kennedy Road North



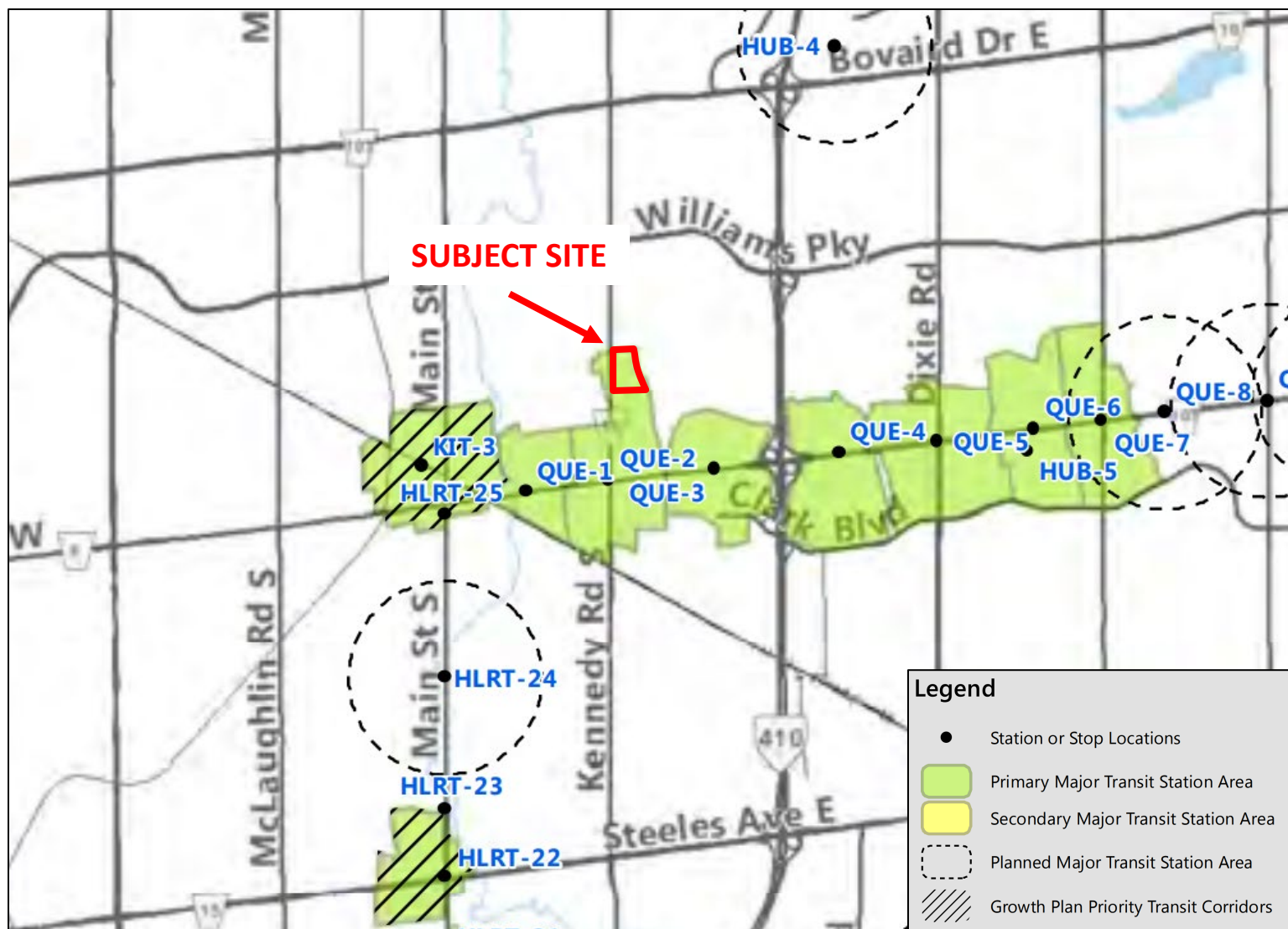
Streetview: Subject Site from Voddan Street East



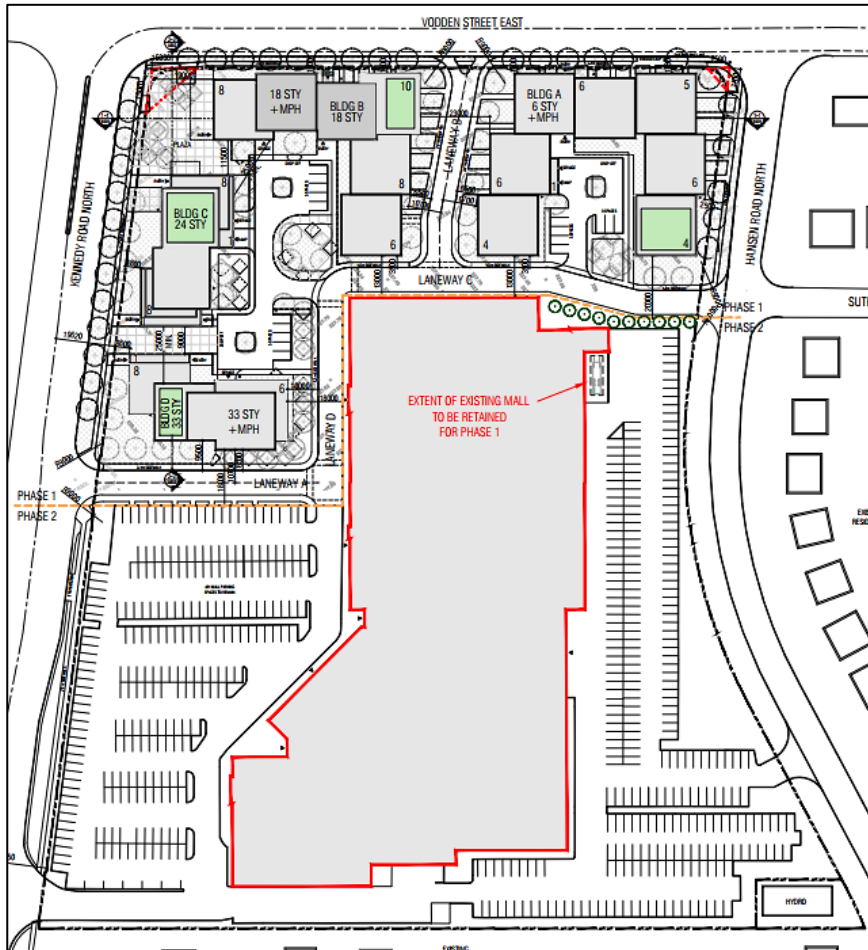
Streetview: Subject Site from Hansen Road North



QUE-2 MAJOR TRANSIT STATION AREA

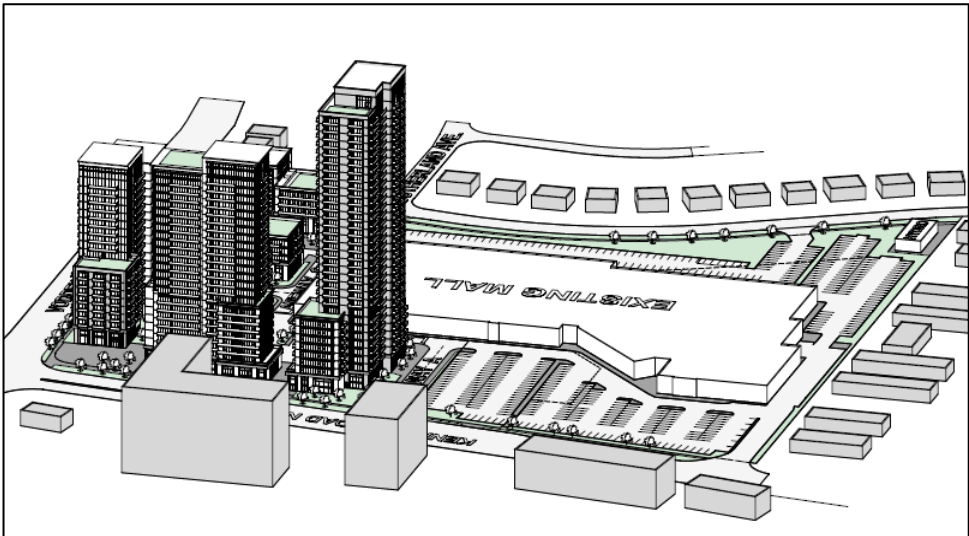


SITE PLAN – PHASE 1



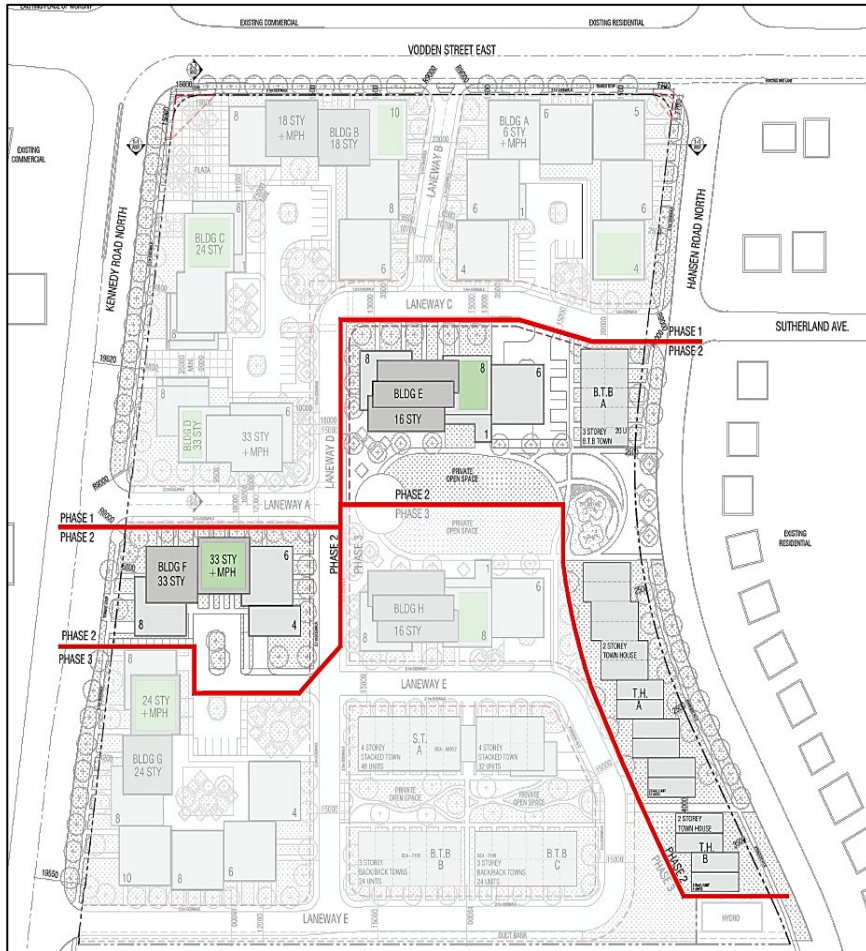
Notable Phase 1 Statistics

Area	1.98 hectares (3.23 acres)
Residential Units	1,122 units
Residential Gross Floor Area	86,973 m ² (936,170 ft ²)
Non-Residential Gross Floor Area	526 m ² (5,662 ft ²)
Range of New Max. Building Heights	6-33 storeys
Gross Floor Space Index	4.42 (Net Phase 1)
Demolished Gross Commercial Floor Area	1,255 m ² (13,509 ft ²)



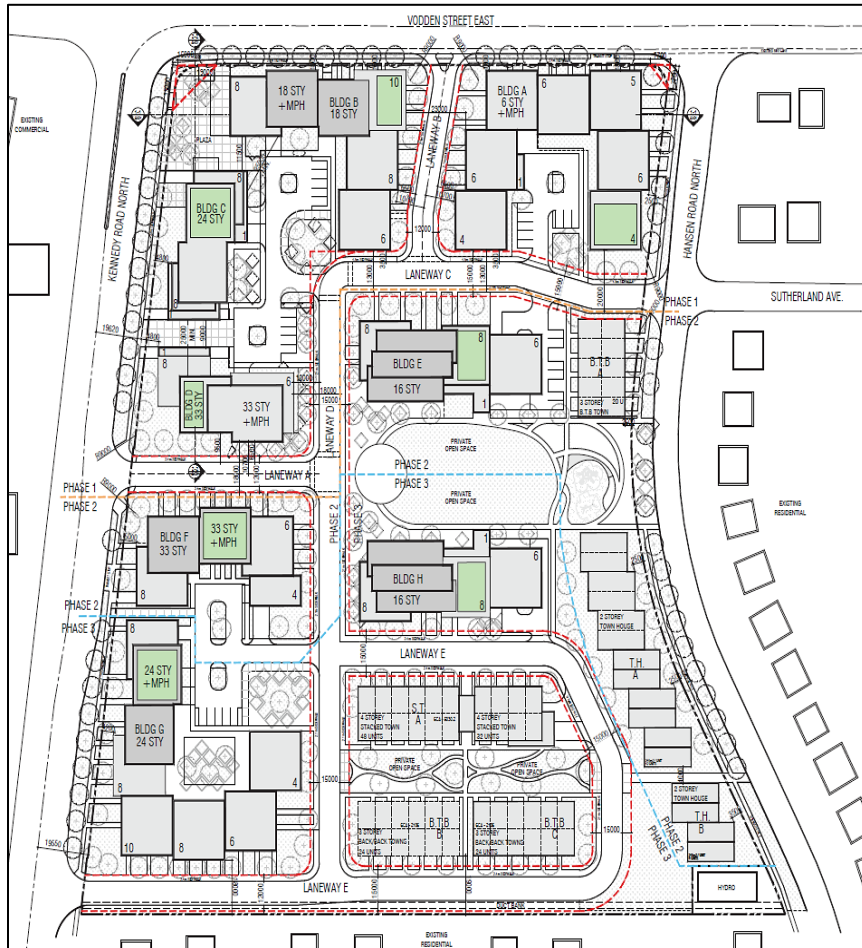


SITE PLAN – PHASE 2



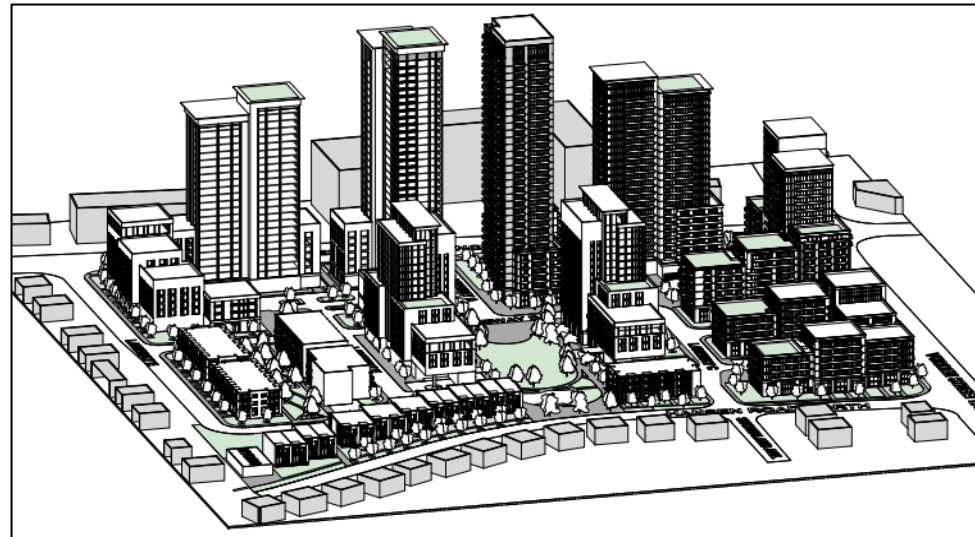
Notable Phase 2 Statistics	
Area	1.50 hectares (3.71 acres)
Residential Units	599 units
Residential Gross Floor Area	51,526 m ² (554,621 ft ²)
Non-Residential Gross Floor Area	0 m ² (0 ft ²)
Range of New Max. Building Heights	2-33 storeys
Gross Floor Space Index	3.43 (Net Phase 2)
Demolished Gross Commercial Floor Area	Partial Mall Demolition
Private Open Space	Partial Central Parkette

SITE PLAN – PHASE 3

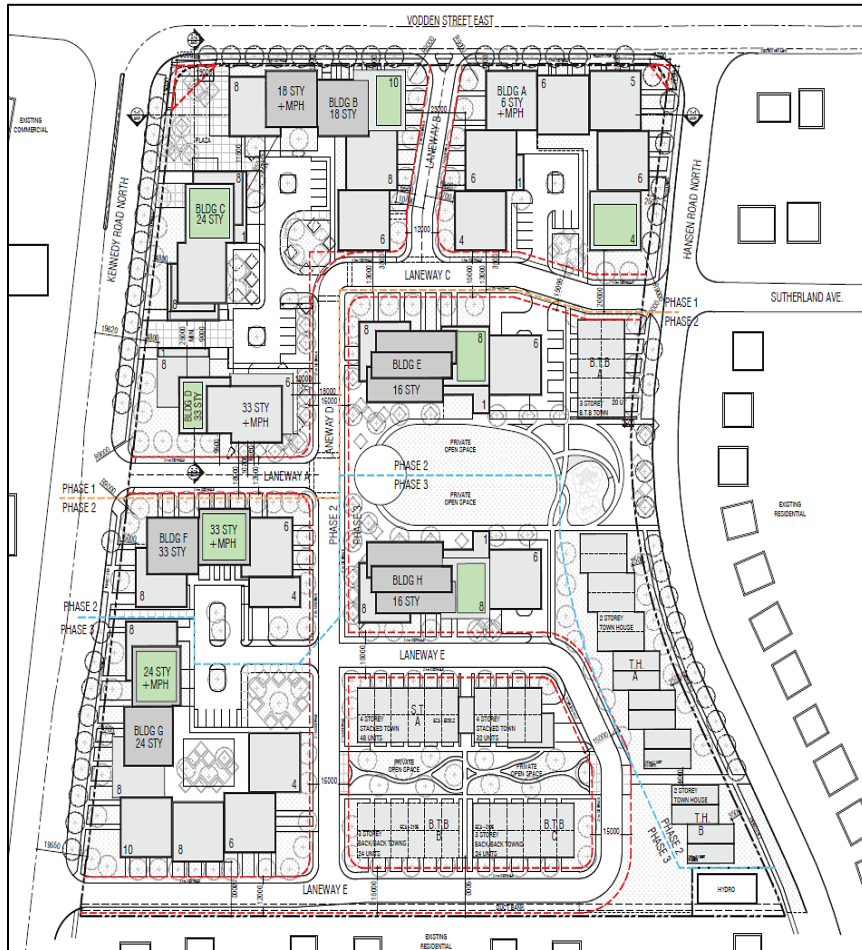


Notable Phase 3 Statistics

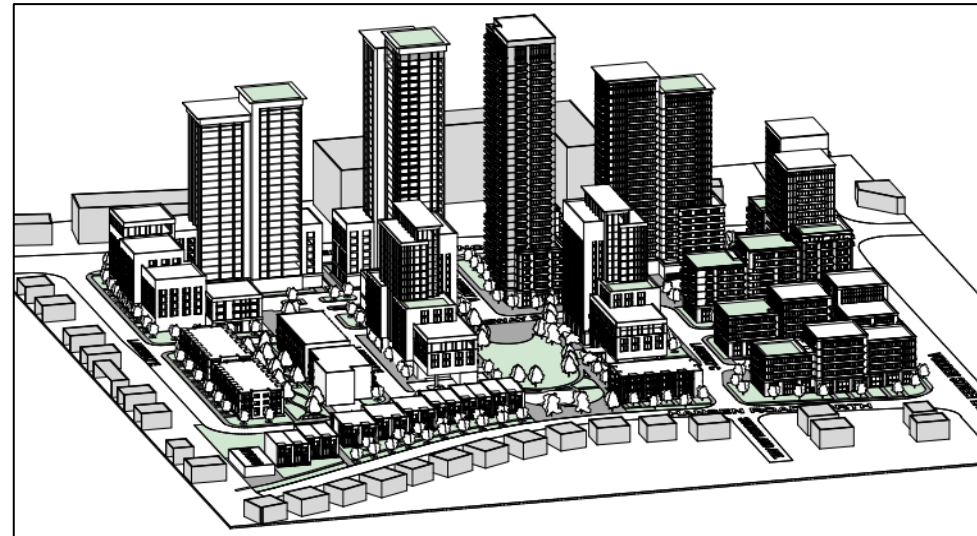
Area	2.40 hectares (5.93 acres)
Residential Units	830 units
Residential Gross Floor Area	69,131 m ² (744,120 ft ²)
Non-Residential Gross Floor Area	0 m ² (0 ft ²)
Range of New Max. Building Heights	3-24 storeys
Gross Floor Space Index	2.89 (Net Phase 3)
Demolished Gross Commercial Floor Area	Mall Fully Demolished
Private Open Space	Remainder Central Parkette Linear Townhouse Parkette



MASTER PLAN SUMMARY



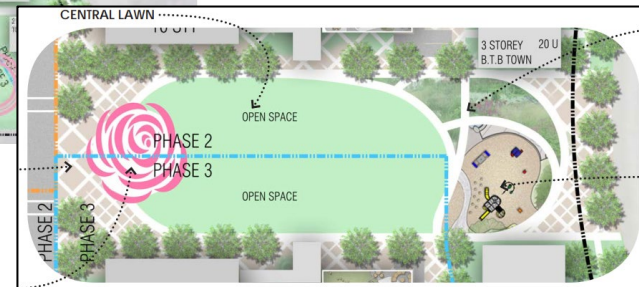
	Phase 1	Phase 2	Phase 3	Master Plan Total
Area	1.98 hectares 3.23 acres	1.50 hectares 3.71 acres	2.40 hectares 5.93 acres	5.87 hectares 14.5 acres
Number of Buildings	2 Mixed Use 1 High-rise 1 Mid-rise	2 High-rise 3 TH Blocks	2 High-rise 3 TH Blocks	2 Mixed Use 5 High-rise 1 Mid-rise 6 TH Blocks
Max. Building Height	33 storeys	33 storeys	24 storeys	33 storeys
Total Residential Units	1,122	599	830	2,551
GFA	87,499 m ² 941,831 ft ²	51,526 m ² 554,621 ft ²	69,131 m ² 744,120 ft ²	208,156 m ² 2,240,572 ft ²
Gross FSI	4.42	3.43	2.89	3.54



LANDSCAPE MASTER PLAN



ROOFTOP AMENITY
TERRACES





THANK YOU