

# 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  
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P (905) 796-5790

3601 Highway 7, Suite 310  
Markham, Ontario  
L3R 0M3  
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[www.gwdplanners.com](http://www.gwdplanners.com)





# SUBJECT SITE



## Address / Legal Description

227 Vodden 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) – Vodden Street East  
275 metres (902 feet) – Hansen Road North

## Lot Depth

Approx. 280 metres (918 feet).

## Existing Use

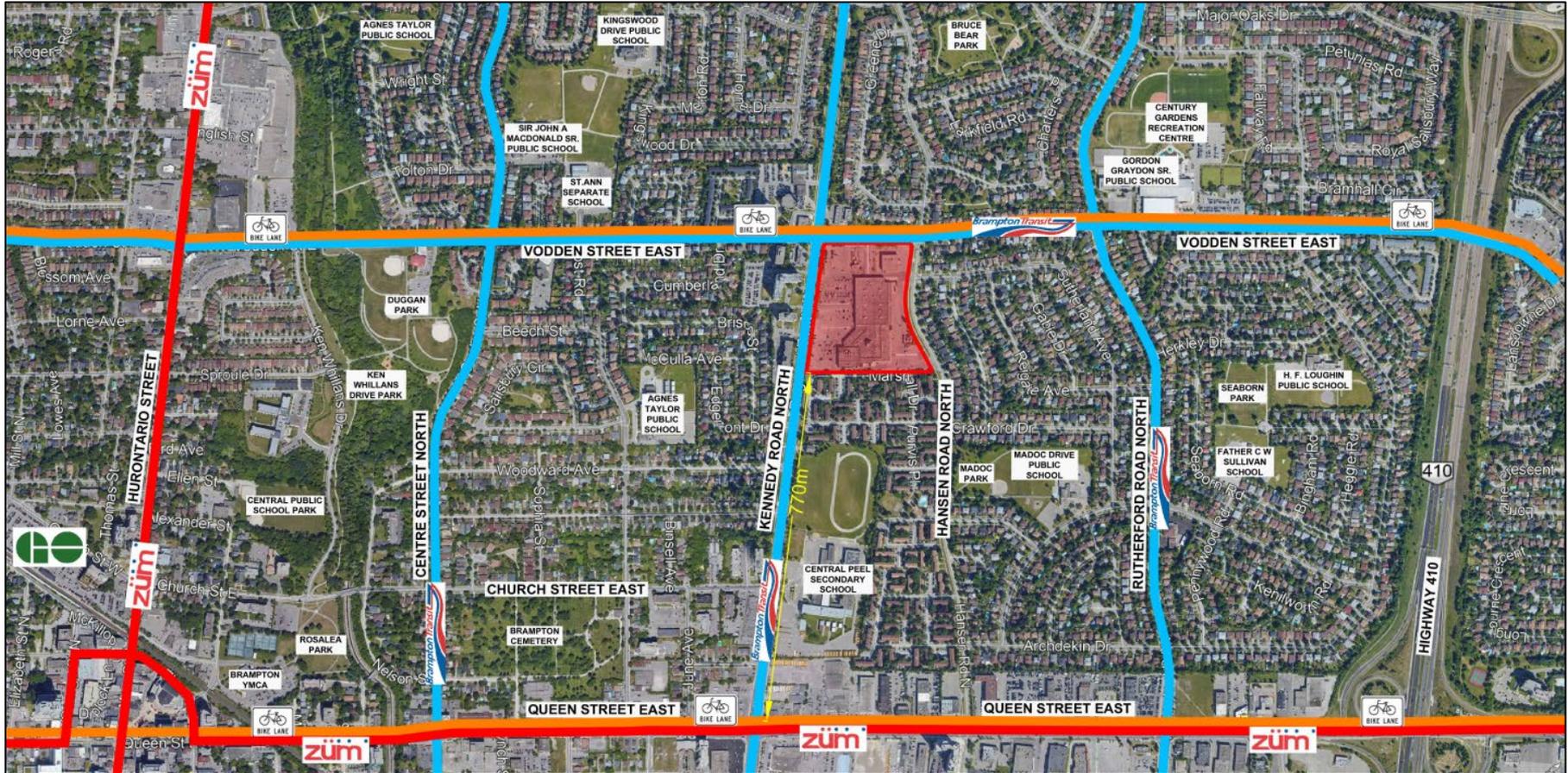
“Centennial Mall” building and two (2) satellite retail  
commercial buildings

## Access

Kennedy Road, Vodden Street East and Hansen  
Road North



# SURROUNDING AREA CONTEXT



LEGEND	
	SUBJECT SITE



# SITE CONTEXT



LEGEND	
	SUBJECT SITE

# STREET VIEWS



Streetview: Subject Site from Kennedy Road North



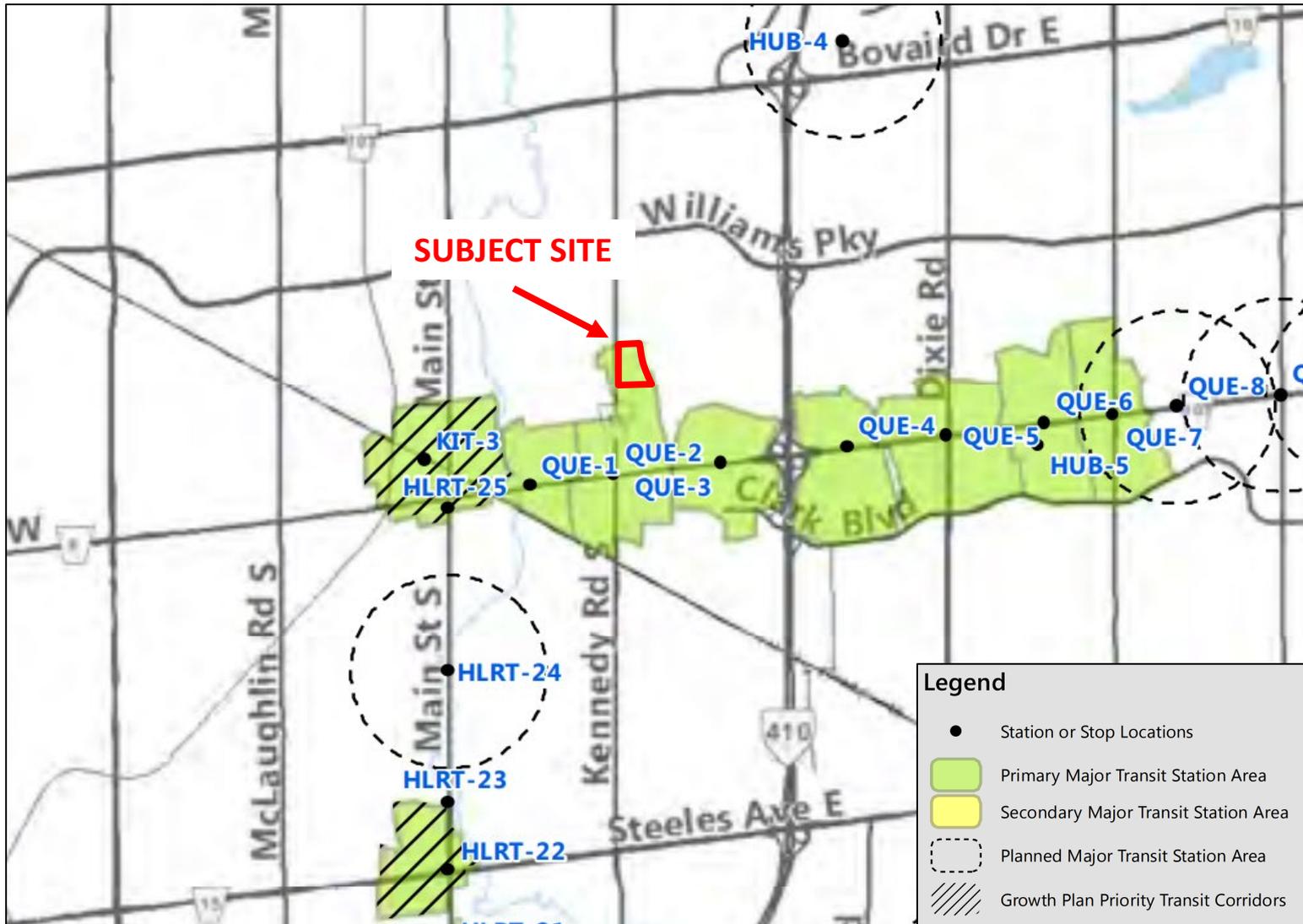
Streetview: Subject Site from Vodden Street East



Streetview: Subject Site from Hansen Road North

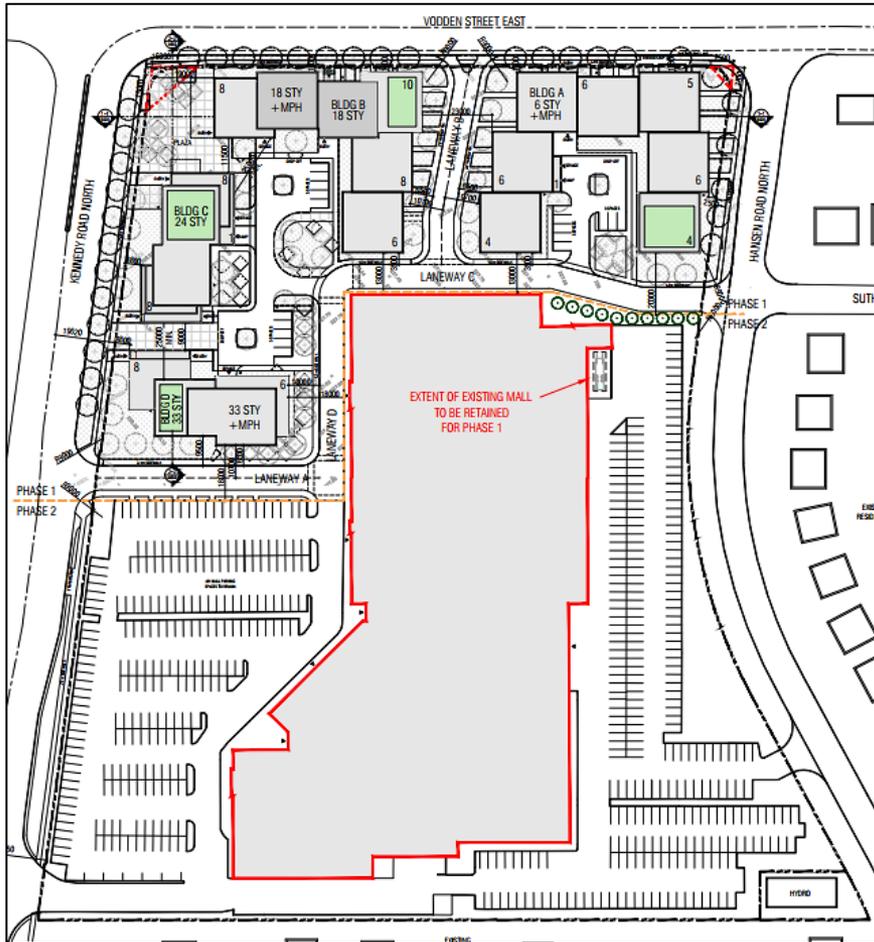


# QUE-2 MAJOR TRANSIT STATION AREA

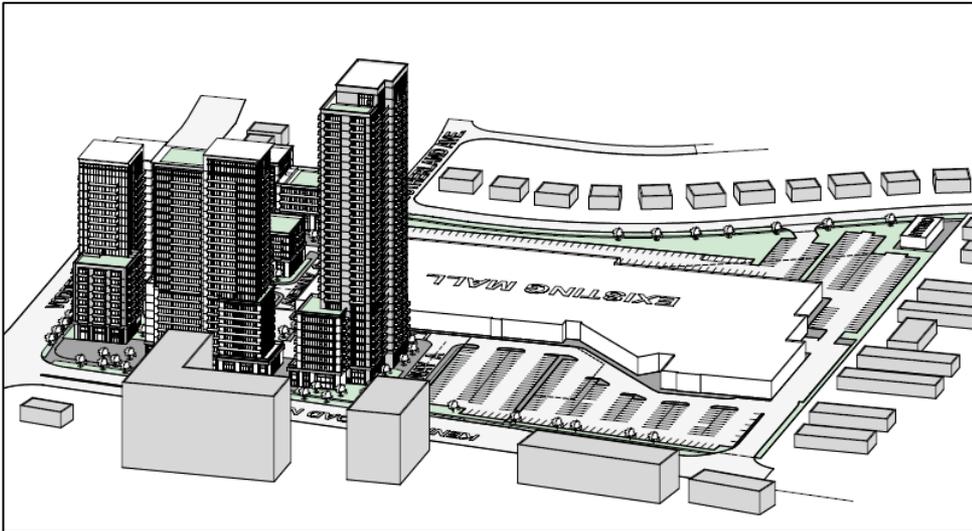




# SITE PLAN – PHASE 1

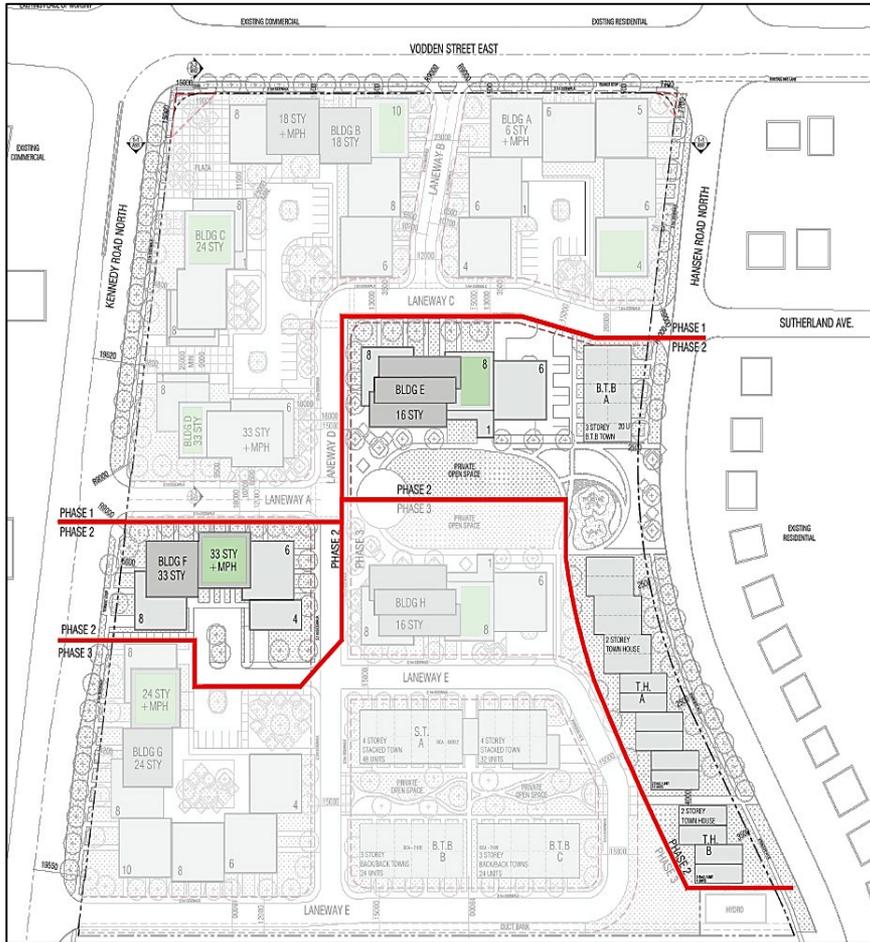


<b>Notable Phase 1 Statistics</b>	
Area	1.98 hectares (3.23 acres)
Residential Units	1,122 units
Residential Gross Floor Area	86,973 m <sup>2</sup> (936,170 ft <sup>2</sup> )
Non-Residential Gross Floor Area	526 m <sup>2</sup> (5,662 ft <sup>2</sup> )
Range of New Max. Building Heights	6-33 storeys
Gross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





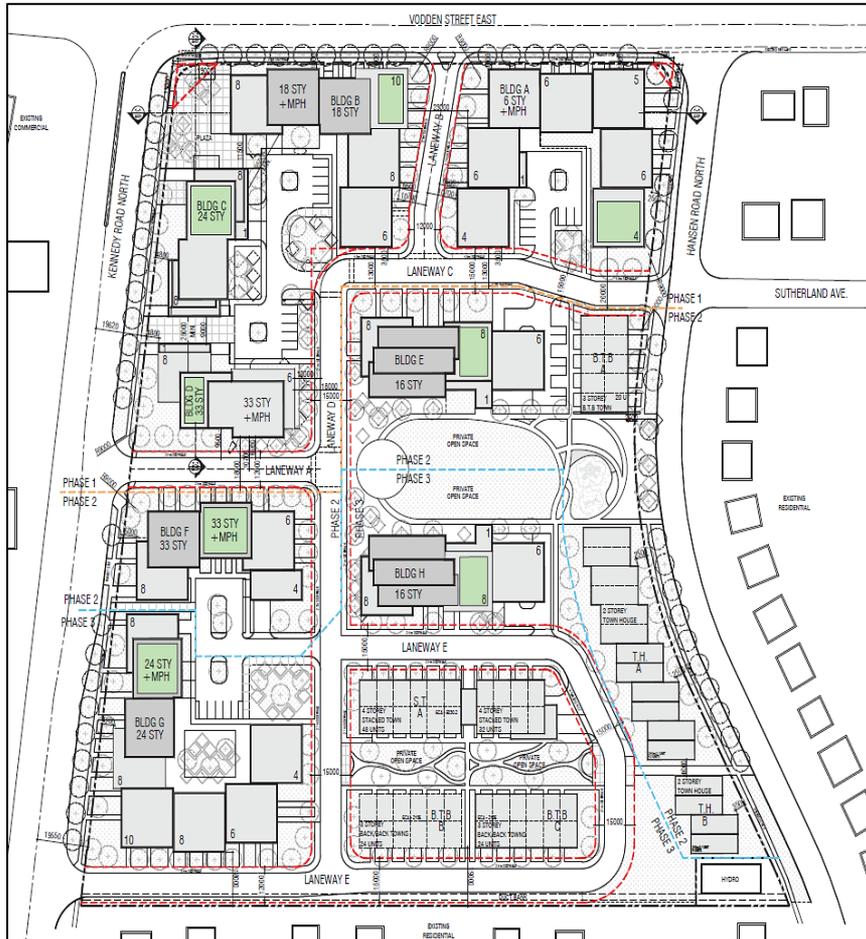
# SITE PLAN – PHASE 2



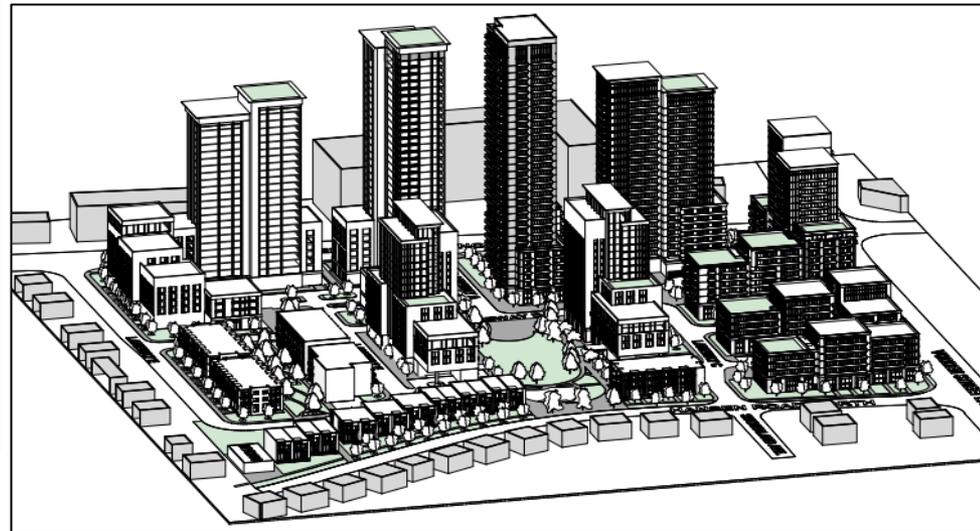
<b>Notable Phase 2 Statistics</b>	
Area	1.50 hectares (3.71 acres)
Residential Units	599 units
Residential Gross Floor Area	51,526 m <sup>2</sup> (554,621 ft <sup>2</sup> )
Non-Residential Gross Floor Area	0 m <sup>2</sup> (0 ft <sup>2</sup> )
Range of New Max. Building Heights	2-33 storeys
Gross Floor 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

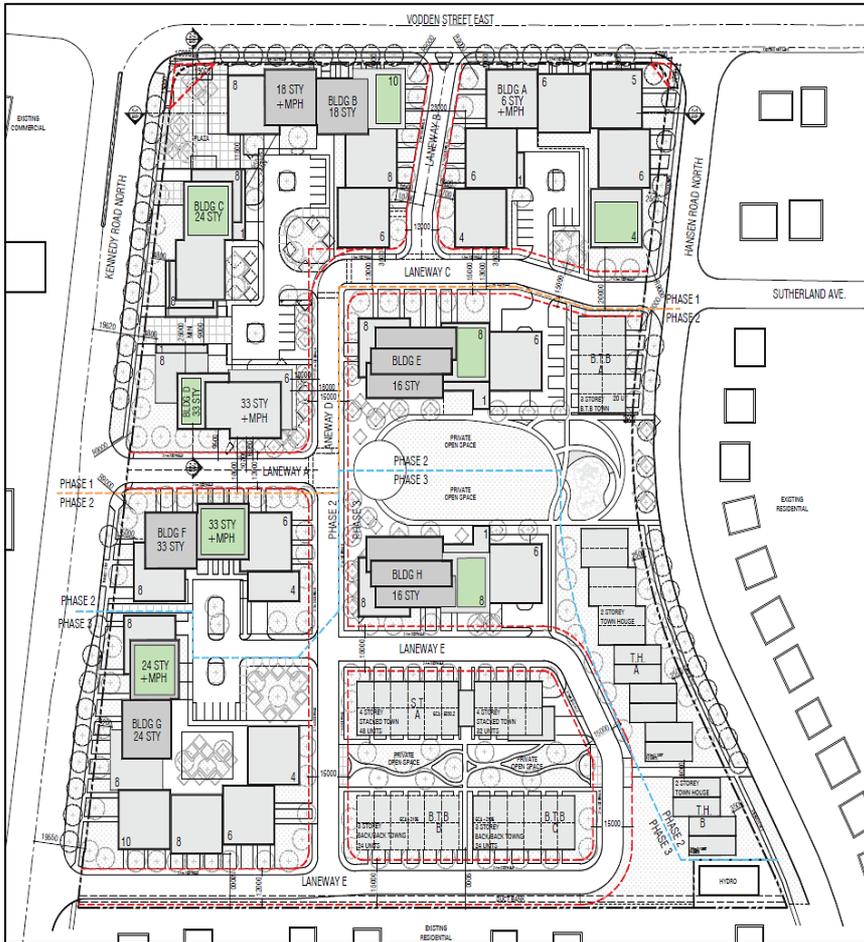


<b>Notable Phase 3 Statistics</b>	
Area	2.40 hectares (5.93 acres)
Residential Units	830 units
Residential Gross Floor Area	69,131 m <sup>2</sup> (744,120 ft <sup>2</sup> )
Non-Residential Gross Floor Area	0 m <sup>2</sup> (0 ft <sup>2</sup> )
Range of New Max. Building Heights	3-24 storeys
Gross Floor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

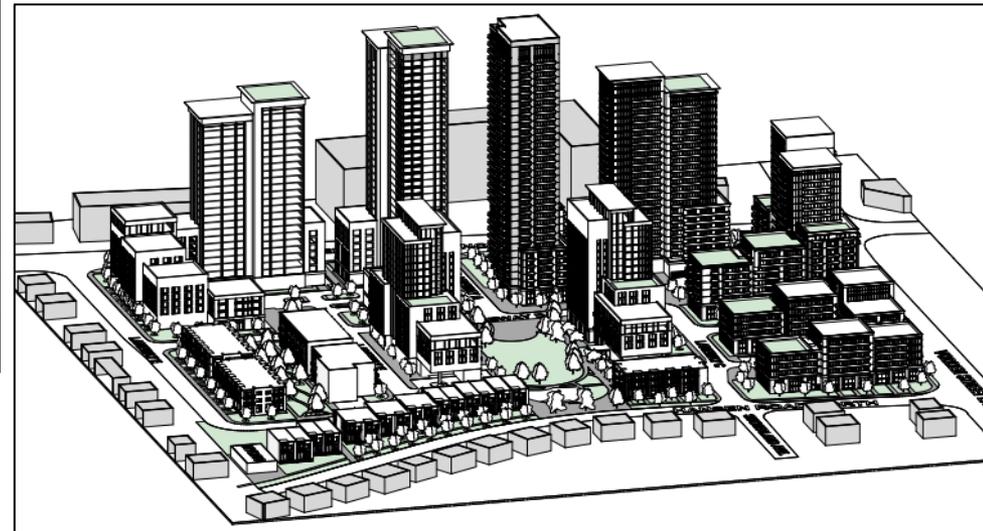




# MASTER PLAN SUMMARY



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

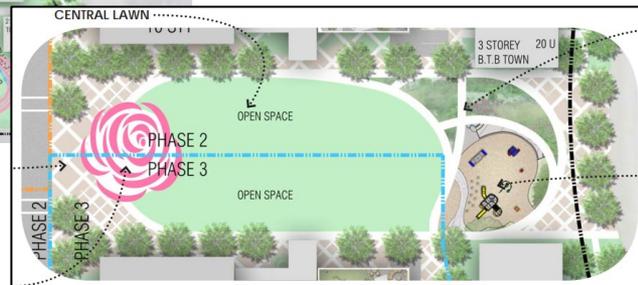




# LANDSCAPE MASTER PLAN



-  NEIGHBOURHOOD NODE
-  ROOFTOP AMENITY TERRACES





**THANK YOU**