

# STATUTORY PUBLIC MEETING – SEPTEMBER 26, 2022

**APPLICATION to AMEND the  
CITY of BRAMPTON ZONING BY-LAW 270-2004**

**2556830 ONTARIO INC. (NAHID CORP.)**

**226 QUEEN STREET EAST & 10-12 JUNE AVENUE,  
CITY of BRAMPTON**

**CITY FILE: OZS-2022-0028**

**Gagnon Walker Domes Ltd.  
Richard Domes**





## SUBJECT SITE



- Address:
  - 226 Queen St. E. & 10-12 June Ave.
- Size:
  - 1.73 acres (0.70 hectares)
- Use:
  - 6-storey Marigold Hotel
  - Restaurant
  - Avis Car Rental
  - Single Detached Dwellings
  - Asphalt Parking
- Frontage:
  - Queen Street East: 69 m (227 ft)
  - June Avenue: 94 m (131 ft)
- Driveway Access:
  - Five (5)
- Limited Landscaping
- Flat topography



# STREET VIEWS



Streetview: Subject Site from Queen Street East



Streetview: Subject Site from Intersection of Queen Street East and June Avenue



# STREET VIEWS



Streetview: Subject Site from June Avenue



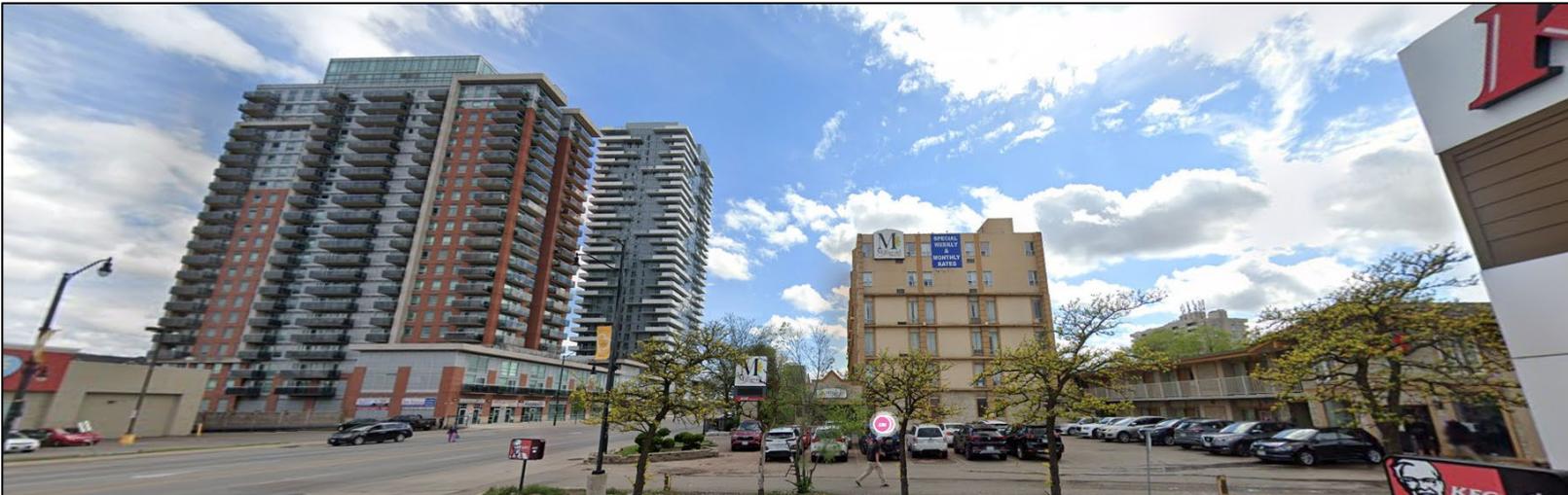
Streetview: Subject Site from June Avenue



# STREET VIEWS



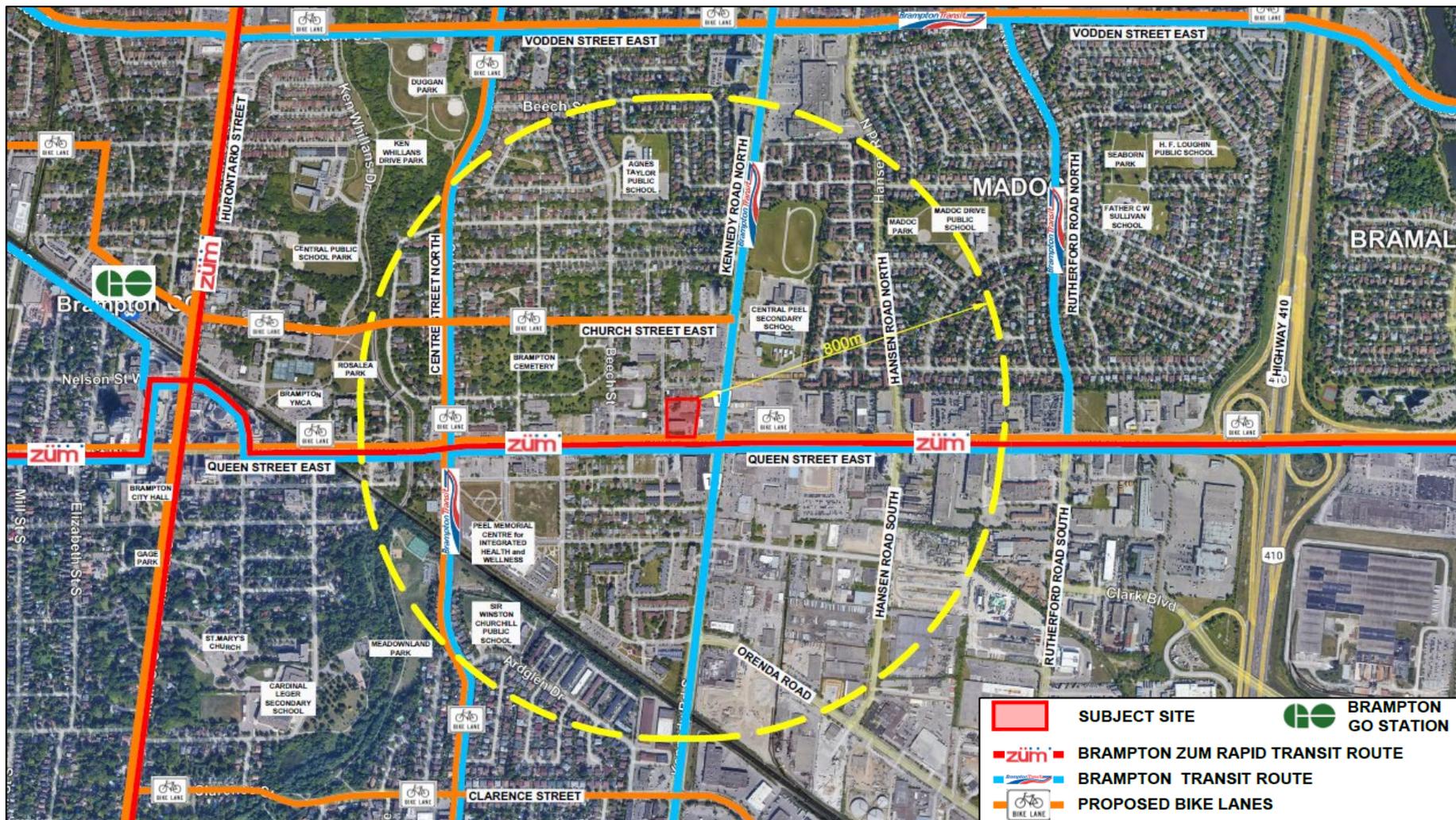
Streetview: Subject Site (Rear View)



Streetview: Subject Site (East View)

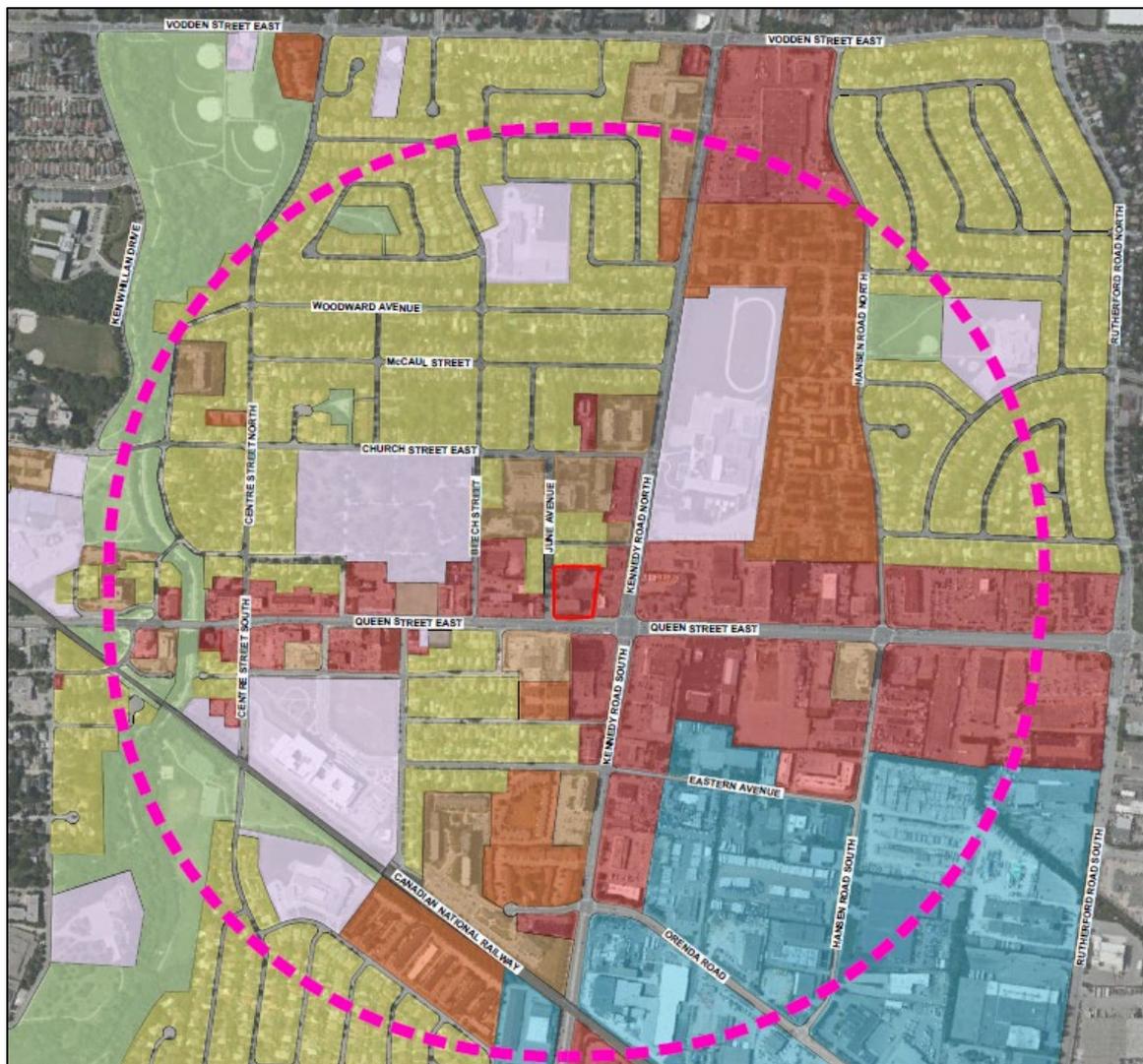


# SURROUNDING CONTEXT





# BUILT FORM CONTEXT

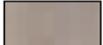


## LEGEND

 Subject Site

 800m Radius  
from Subject Site

## LAND USES

 Vacant / Undeveloped

 Commercial  
(1-2 Storeys)

 Industrial  
(1-2 Storeys)

 High Density Residential  
(9+ Storeys)

 Medium Density Residential  
(3-8 Storeys)

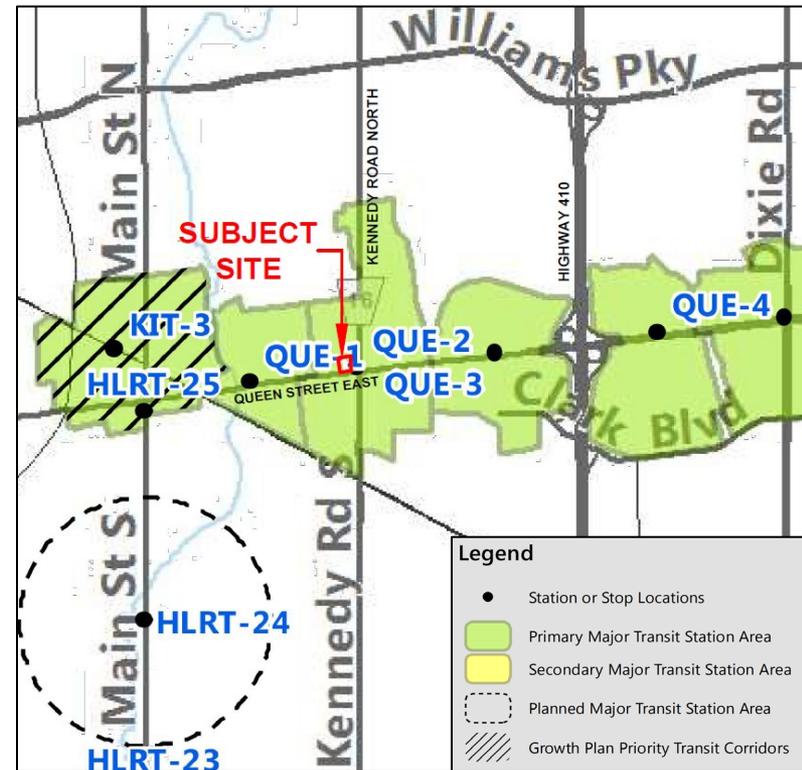
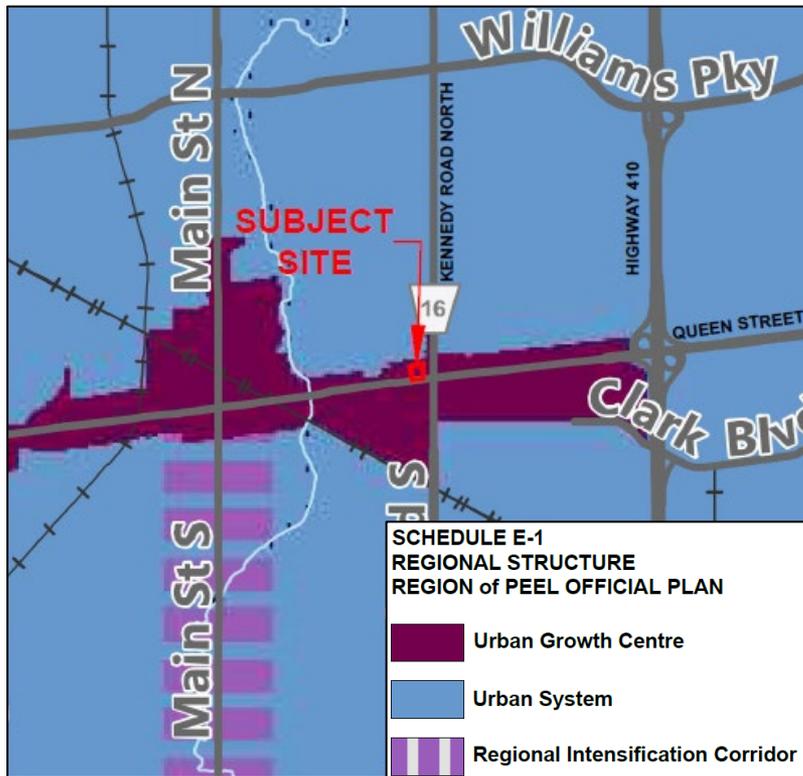
 Low Density Residential  
(1-2 Storeys)

 Institutional  
(Schools, Recreation Centres,  
Places of Worship)

 Parks & Natural Open Space



# QUE-2 MAJOR TRANSIT STATION AREA CITY OF BRAMPTON URBAN GROWTH CENTRE

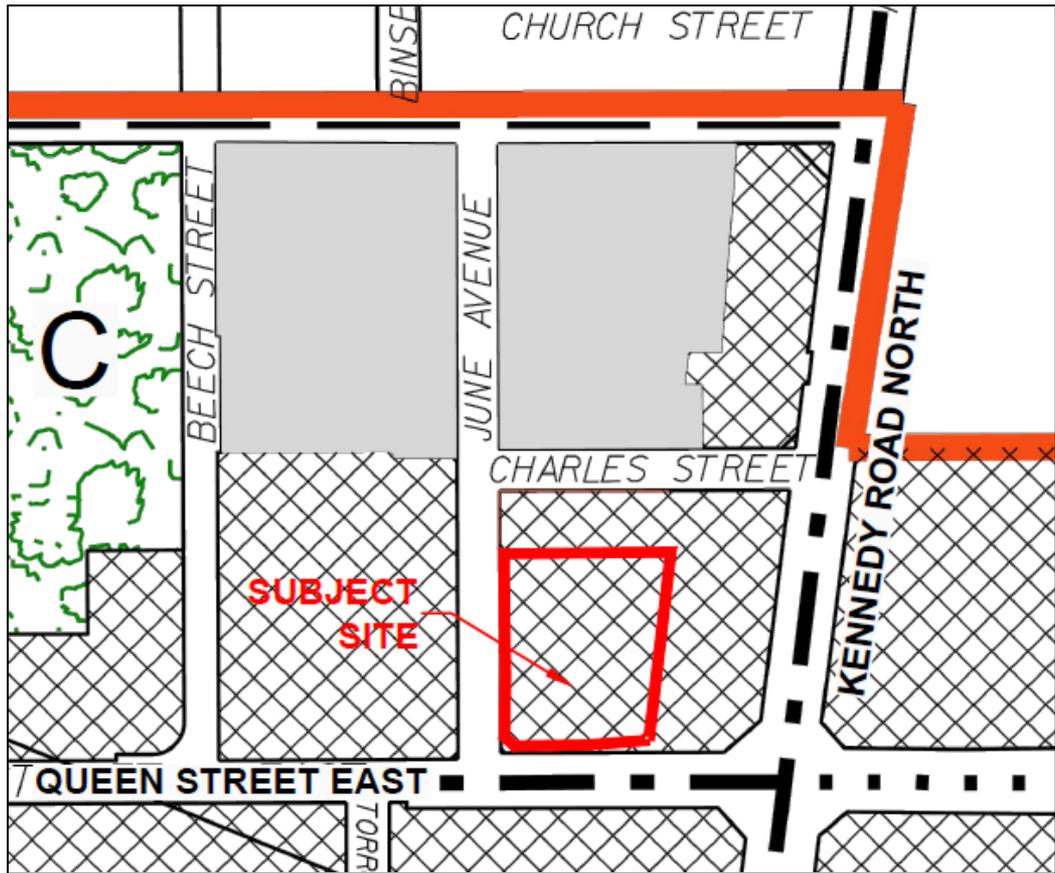


- Minimum gross density target of 200 residents and jobs per hectare by the year 2031.

- Minimum density target of 160 residents and jobs per hectare.



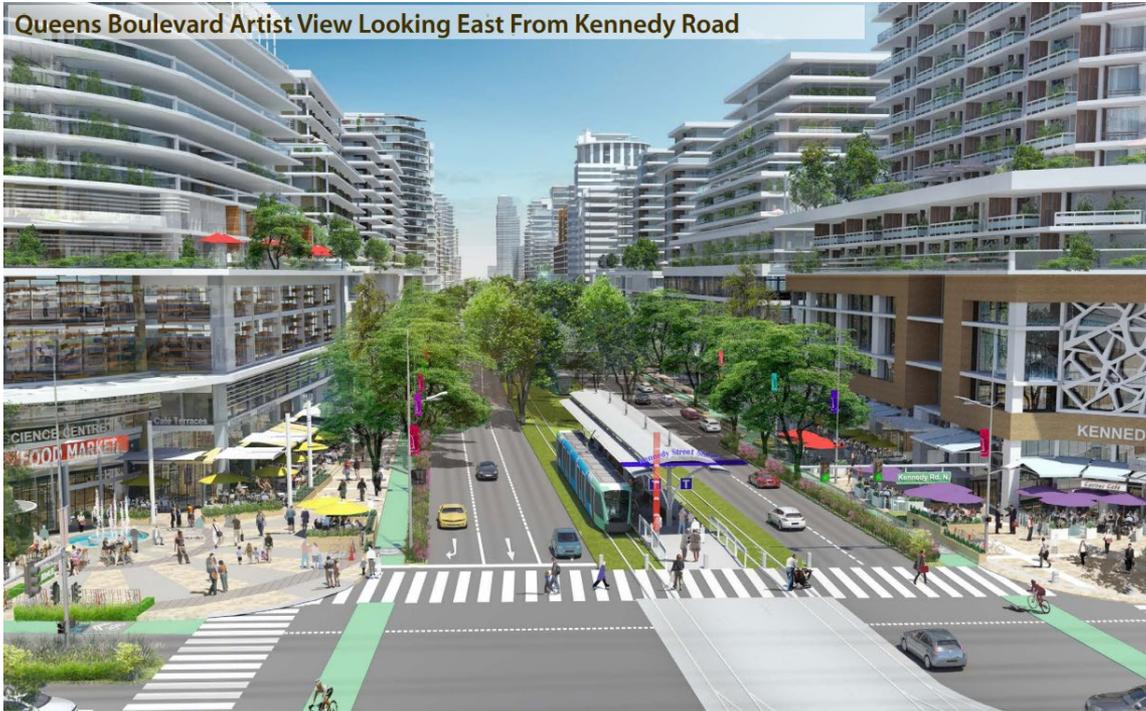
# QUEEN STREET CORRIDOR SECONDARY PLAN



- Subject Site
- Secondary Plan Boundary
- Central Area Mixed Use
- Major Arterial Road
- Residential High Density
- Minor Arterial Road
- Cemetery
- Local Road



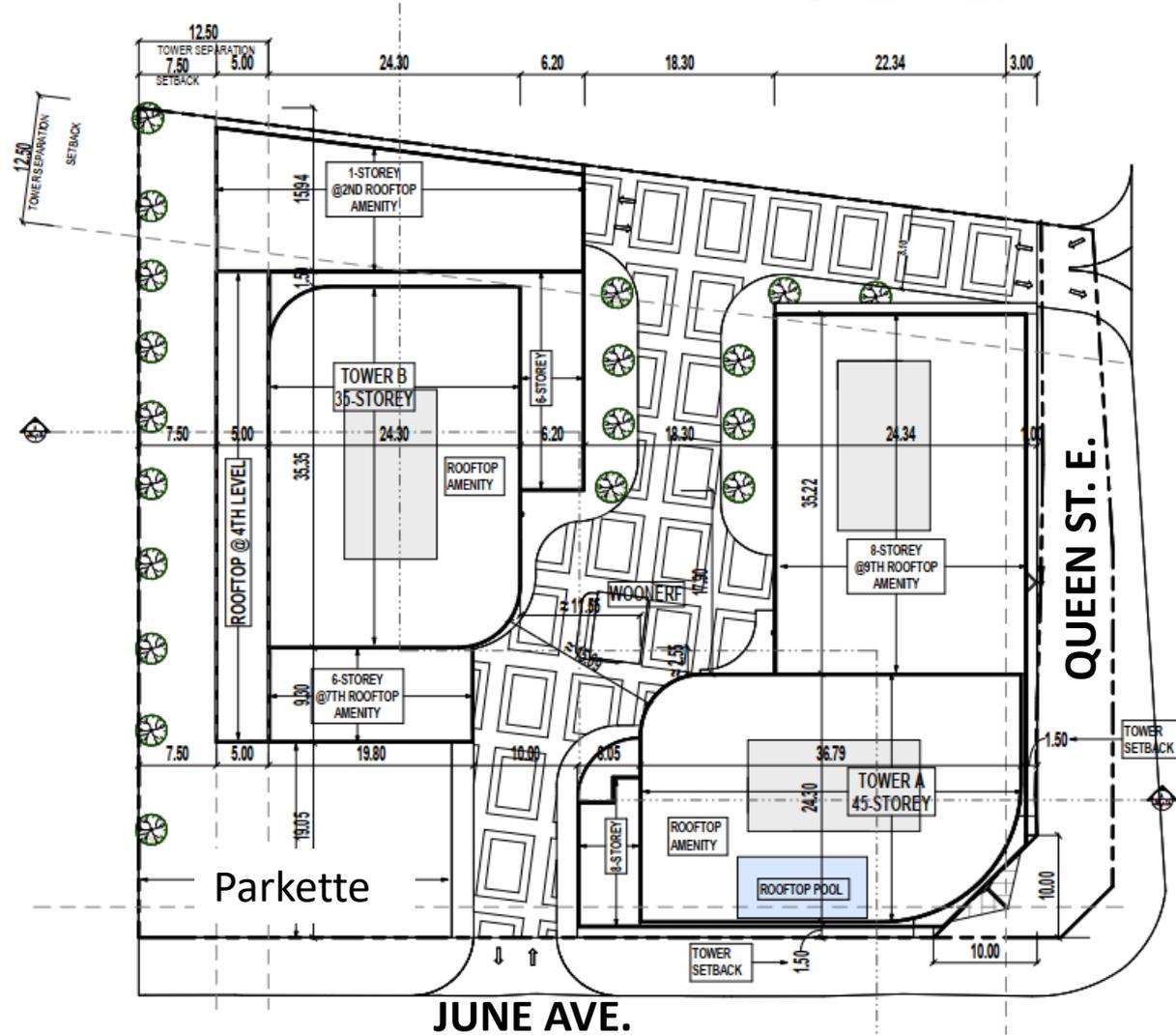
# BRAMPTON 2040 VISION



- Subject site is located along Queen's Boulevard (Queen Street),
- "Brampton's grand urban boulevard, hosting full provisions for comfortable, sustainable living".
- Planned to accommodate higher density and scale with mixed uses including at-grade commercial uses.
- Buildings along Queen's Boulevard will form a sequential streetwall with activities along sidewalks for the direct benefit of pedestrians.



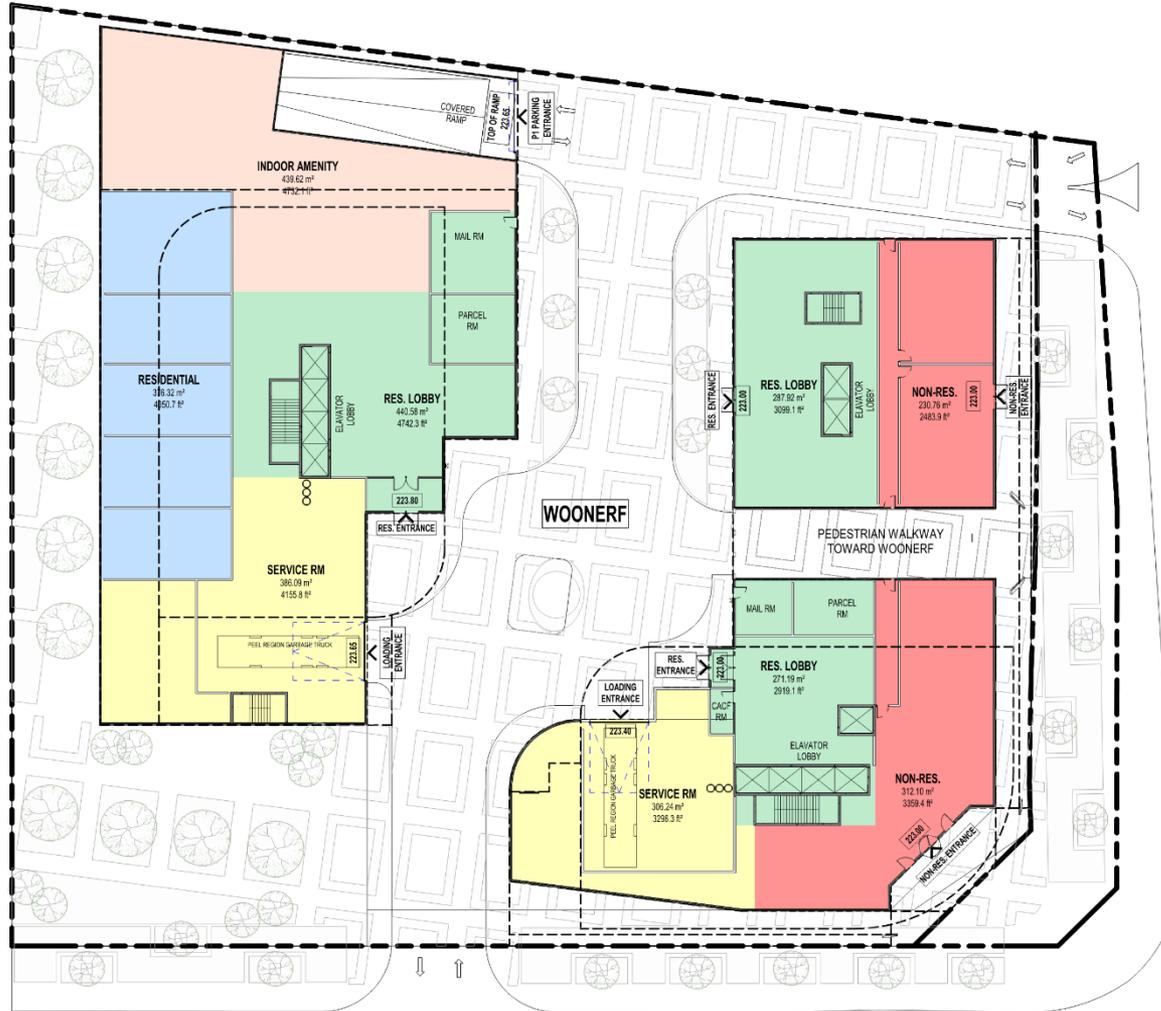
# SITE PLAN



Notable Site Statistics	
Max. Building Height	Tower A – 45 storeys Tower B – 35 storeys
Residential Units	940 units
Residential Gross Floor Area	72,000 m <sup>2</sup> (775,002 ft <sup>2</sup> )
Non-Residential Gross Floor Area	3,000 m <sup>2</sup> (32,292 ft <sup>2</sup> )
Floor Space Index	10.7
Private Amenity Area	Total – 2,785.31 m <sup>2</sup> (29,981 ft <sup>2</sup> ) <ul style="list-style-type: none"> <li>Indoor – 1,294.45 m<sup>2</sup> (13,933.34 ft<sup>2</sup>)</li> <li>Outdoor – 1,490.87 m<sup>2</sup> (16,047.59 ft<sup>2</sup>)</li> </ul>
Parking	600 spaces (4 levels of underground)

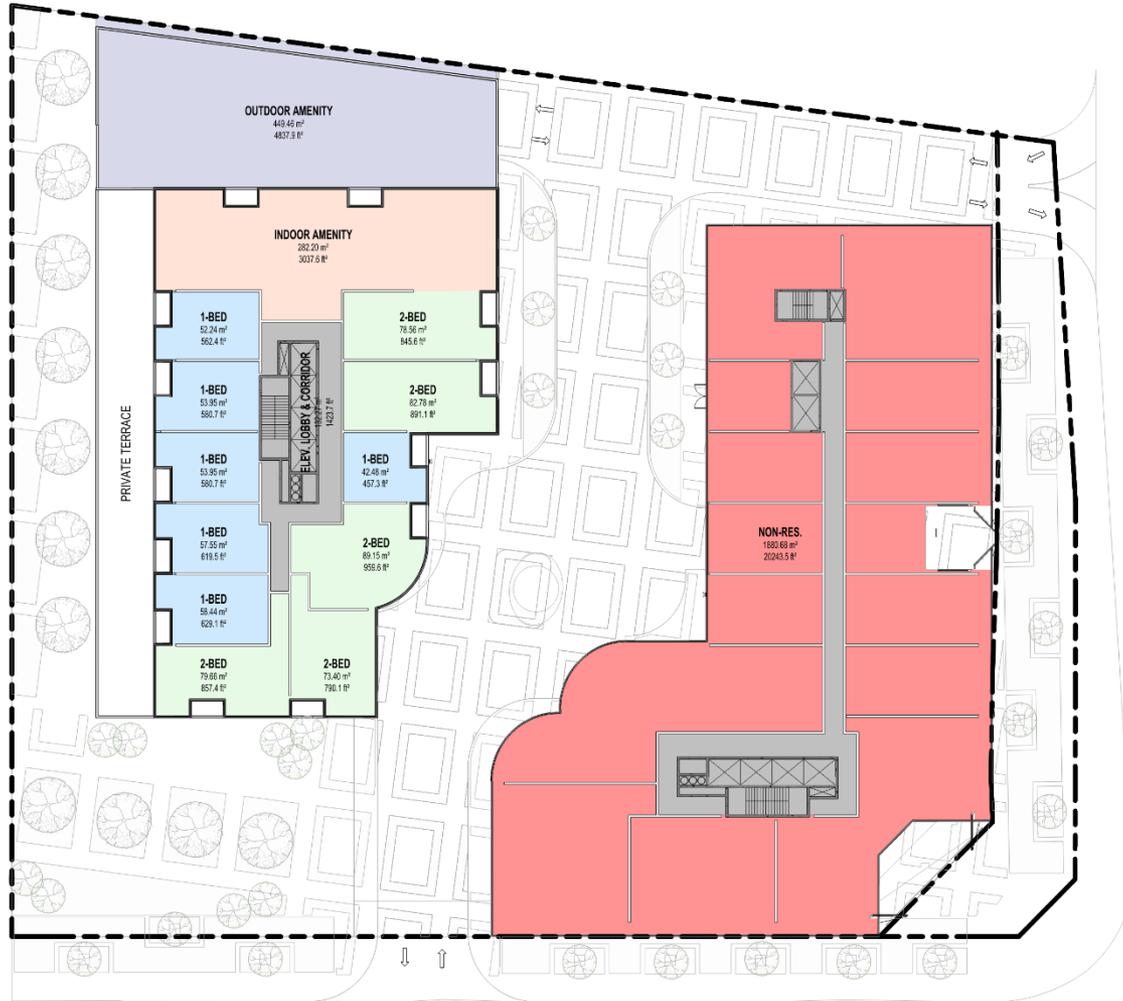


# GROUND FLOOR PLAN





# 2<sup>nd</sup> FLOOR PLAN







# TYPICAL TOWER FLOOR PLAN





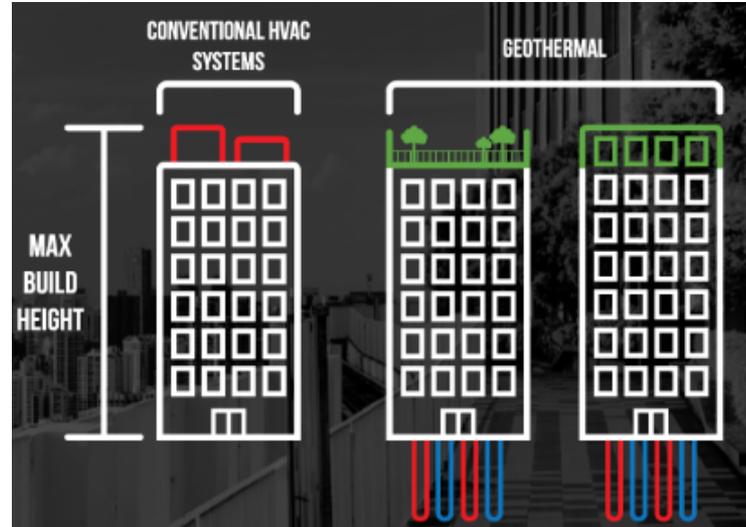


# PRELIMINARY RENDERINGS

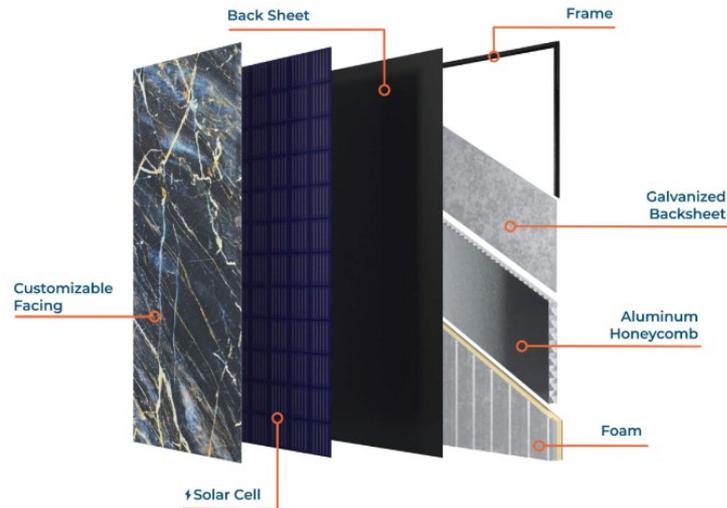




# SUSTAINABILITY PRINCIPLES



Geothermal Energy System



Photovoltaic Cladding



# THANK YOU