

# 31-33 George Street North & 18-28 Elizabeth St. Brampton

**Presentation to the City of Brampton  
Planning & Development**

September 26, 2022



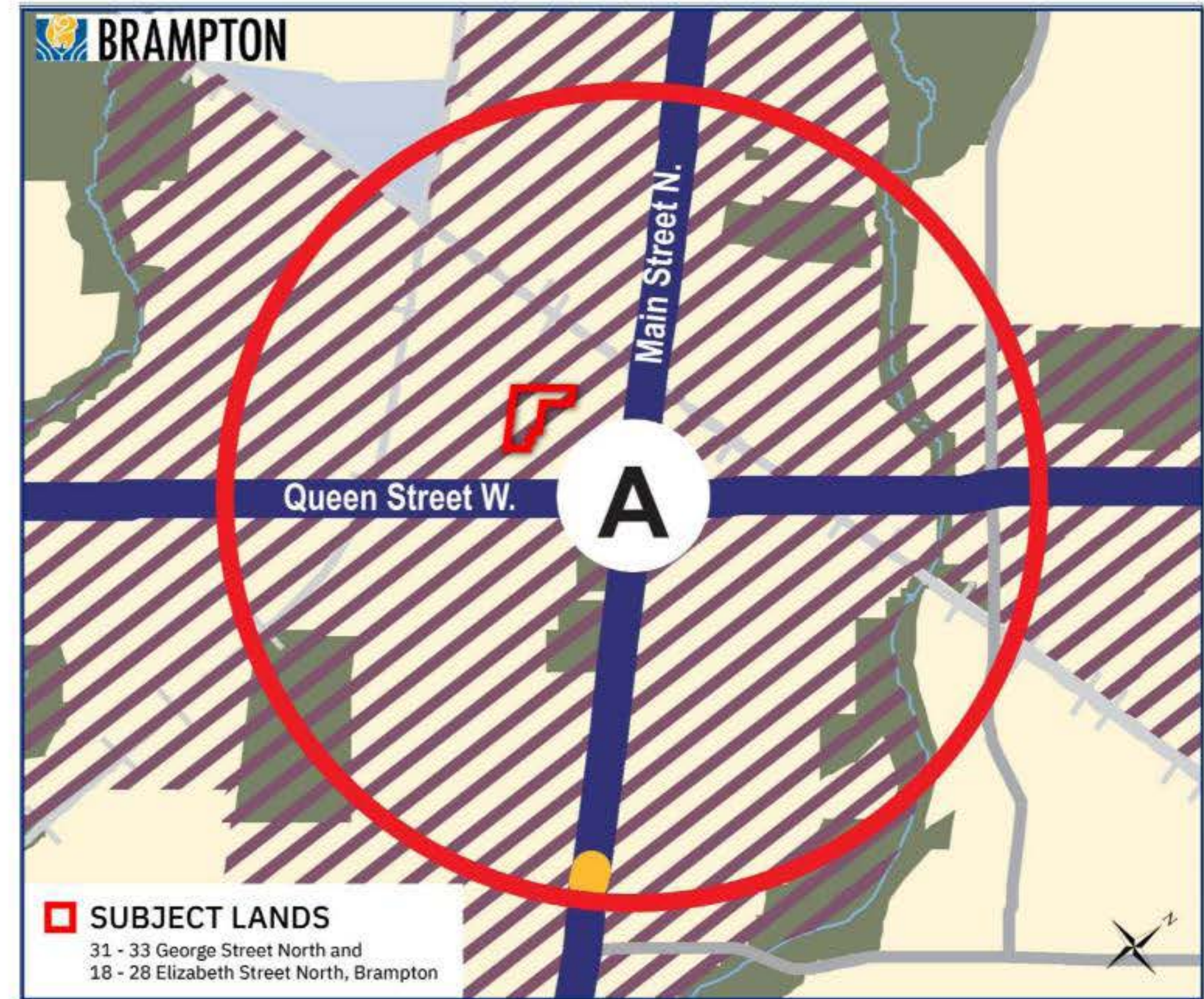
# City of Brampton Official Plan

## City of Brampton Official Plan:

- Central Area
- Urban Growth Centre, Anchor Mobility Hub
- MTSA

## Downtown Brampton Secondary Plan:

- Central Area Mixed Use
  - Special Policy Area 3A
  - Office Node
- 
- No Official Plan Amendment is required.

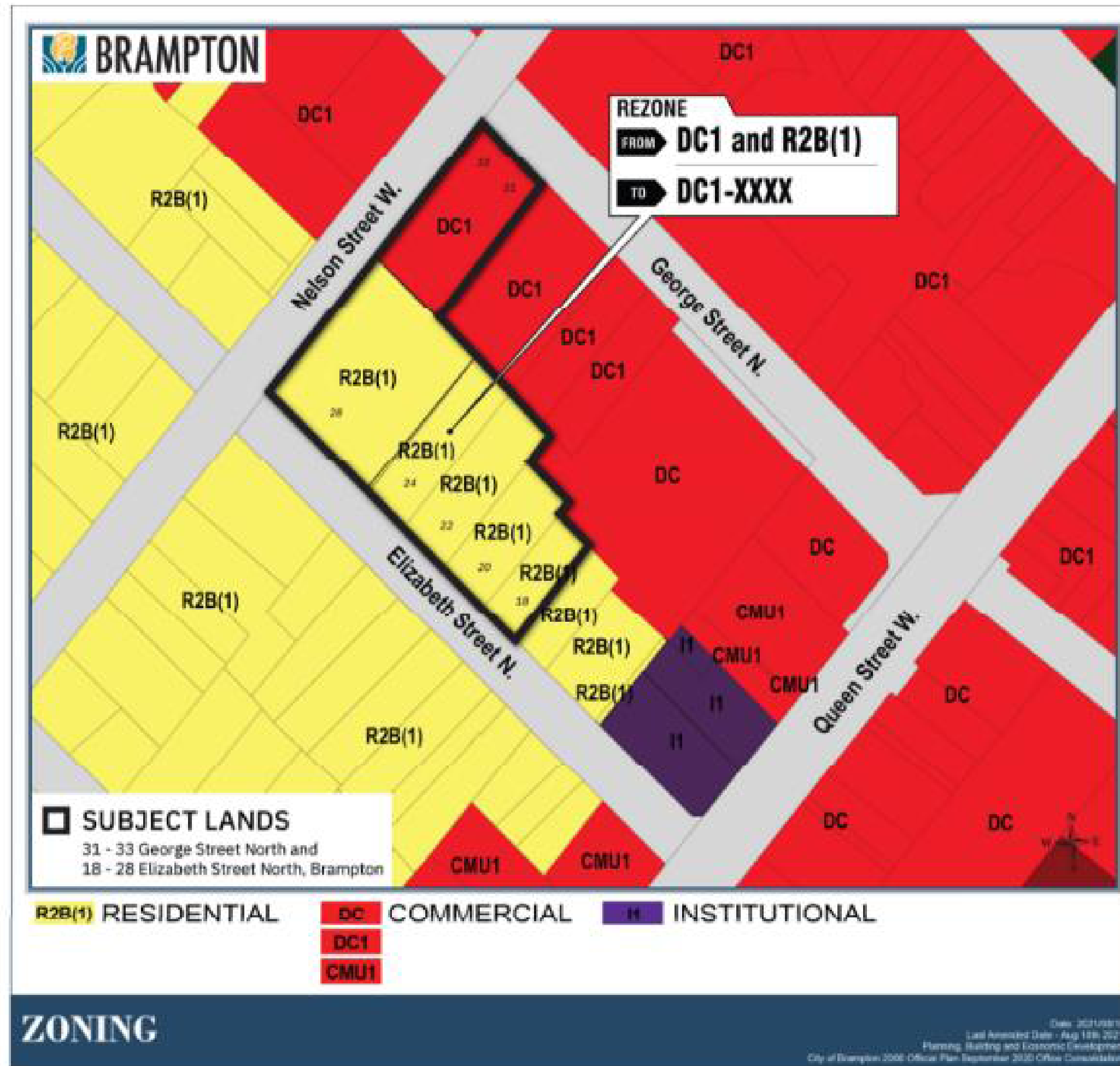


## SCHEDULE 1 CITY CONCEPT



# Zoning By-law 270-2004

## Zoning By-law Amendment

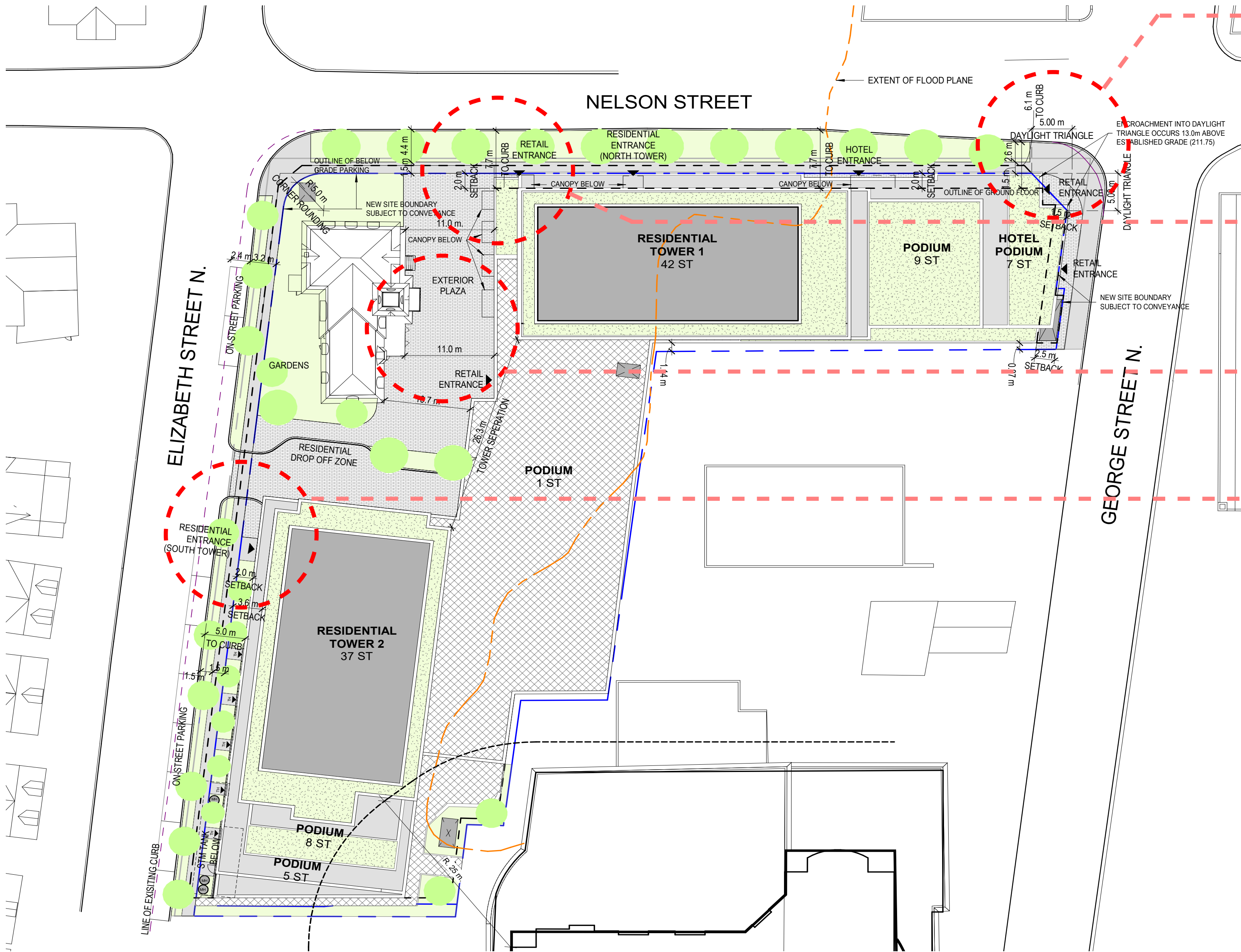


### Current:

- *Downtown Commercial One (DC1)*
  - Uses: commercial uses, apartment dwelling, place of worship
  - Max. Height: 68.0 metres
  - FSI: N/A
- *Residential Extended One (R2B(1))*
  - Uses: low-rise residential uses, place of worship
  - Max. Height: 10.6 metres
  - FSI: N/A

### Proposed:

- *Downtown Commercial One (DC1-3657)*
  - Uses: all permitted uses in DC1 and a community centre
  - Max. Height: 152.0 m
  - FSI: 11.5
  - Other site-specific provisions including yard setbacks and definitions



**GEORGE STREET IMPROVEMENTS**

- 1.0-2.0m conveyance provided
- 1.5-2.5m setbacks provided up to Level 2
- 5.0m daylight triangle maintained, with encroachment occurring 13.0m above grade.
- 5.9m to curb provided for pedestrian engagement
- Podium height reduced to 7ST.

**NELSON STREET IMPROVEMENTS**

- 2.0m conveyance provided
- 2.0m setback provided up to Level 2
- 6.1-7.7m to curb provided for pedestrian engagement
- Podium height reduced to 7ST.

**EXTERIOR PLAZA IMPROVEMENTS**

- Plaza widened to 11.0m
- Podium height reduced to 1ST with stepping up to 5/7ST surrounding heritage.

**ELIZABETH STREET IMPROVEMENTS**

- 2.38m conveyance provided
- 2.0m setback provided up to Level 2
- 5.0m to curb provided for pedestrian engagement
- Podium height reduced to 5ST.

PROJECT STATISTICS		
Provided		
Site Area		6,049 m2
GFA/NSA	Total:	66,296 m2
	Retail:	731 m2
	Hotel:	7,720 m2
	Residential:	57,479 m2
	Amenity:	2,794 m2
Density		10.96
Total Units / mix		928 rental units
		min. 40 affordable units
		146 hotel suites
Vehicular Parking		661 Stalls, 16 barrier-free





AERIAL VIEW AT ALONG GEORGE STREET



AERIAL VIEW AT CORNER OF NELSON & ELIZABETH STREET

**DEVELOPMENT  
IMPROVEMENTS**

- Podium heights reduced through relocation of above grade parking to below grade. New podium heights:
  - 7ST at North tower
  - 1ST at Amenity terrace
  - 5ST at South Tower
- 26.0m tower seperation provided between two towers
- 25.0m tower seperation between South tower and adjacent Alterra development
- 12.1m setback provided from North tower to centerline of Nelson St. to facilitate furture development North of Nelson.

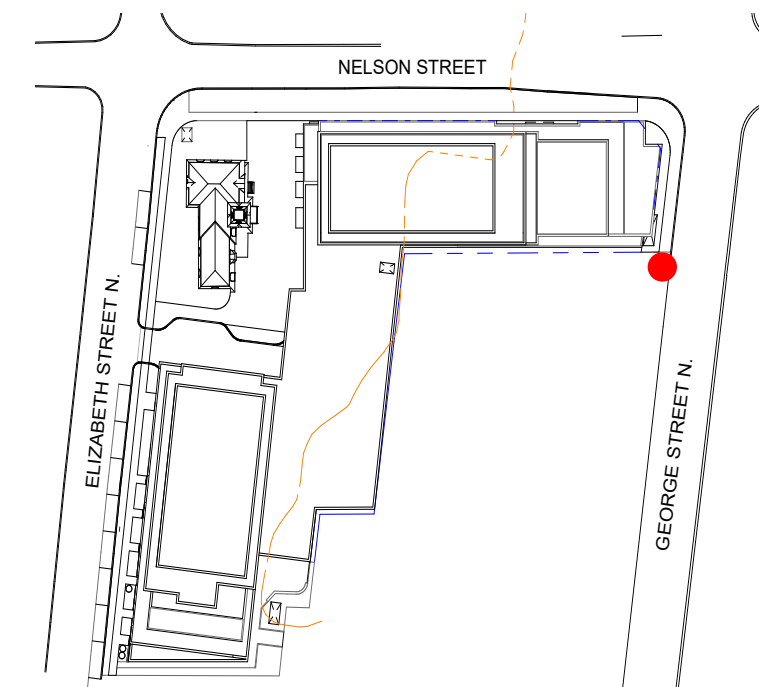
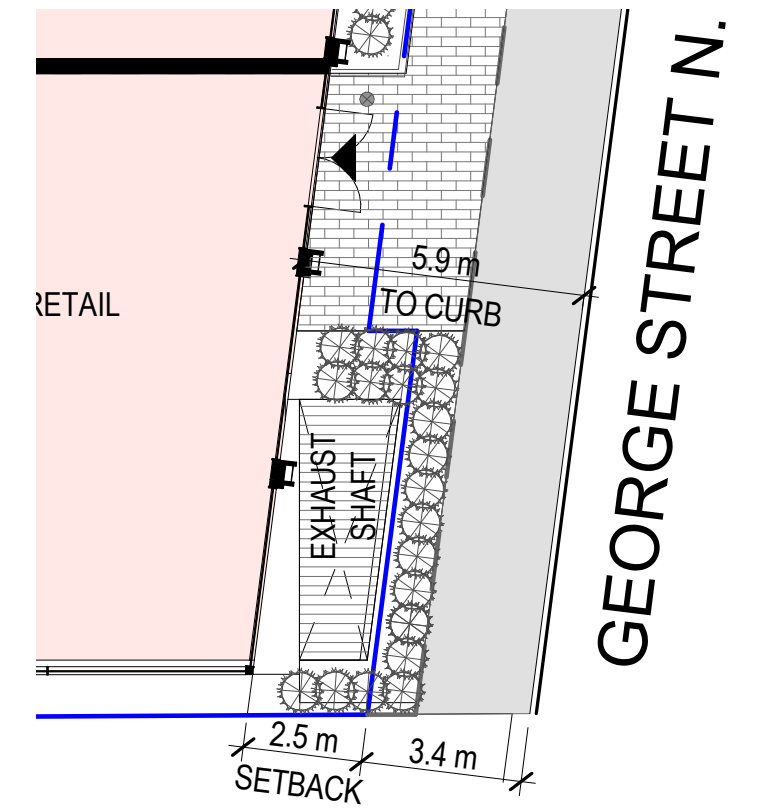


## GEORGE ST. RETAIL



## GEORGE ST. IMPROVEMENTS

- 1.0-2.0m conveyance provided
- 1.5-2.5m setback provided up to level 2
- 5.9m to curb provided for pedestrian engagement.
- Streetfront animated with active retail frontages.



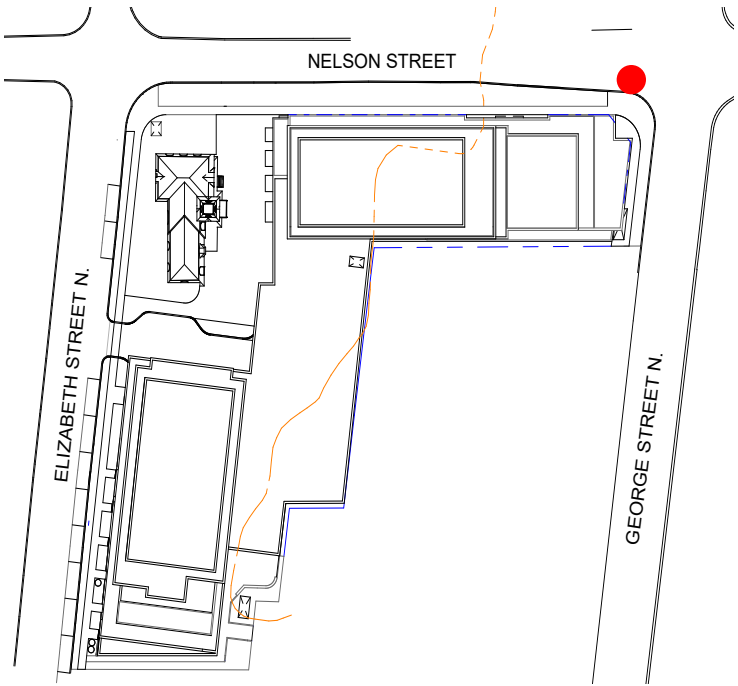
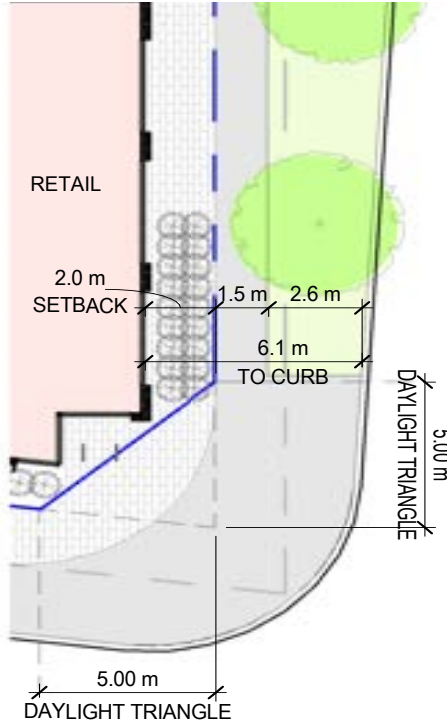


CORNER OF GEORGE ST.  
AND NELSON ST.



NELSON ST. IMPROVEMENTS

- 2.0m conveyance provided
- 2.0m setback provided up to level 2
- 6.1-7.7m to curb provided for pedestrian engagement.
- 5.0m daylight triangle maintained, with encroachment occurring 13.0m above grade.
- Streetfront animated with retail, hotel & res. frontages.
- Podium height reduced to 7ST through relocation of parking to below grade.





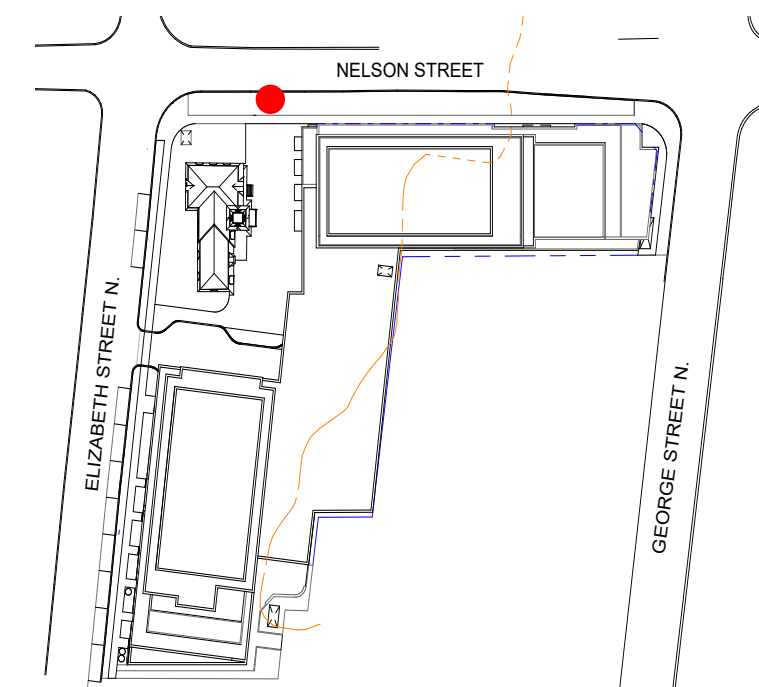
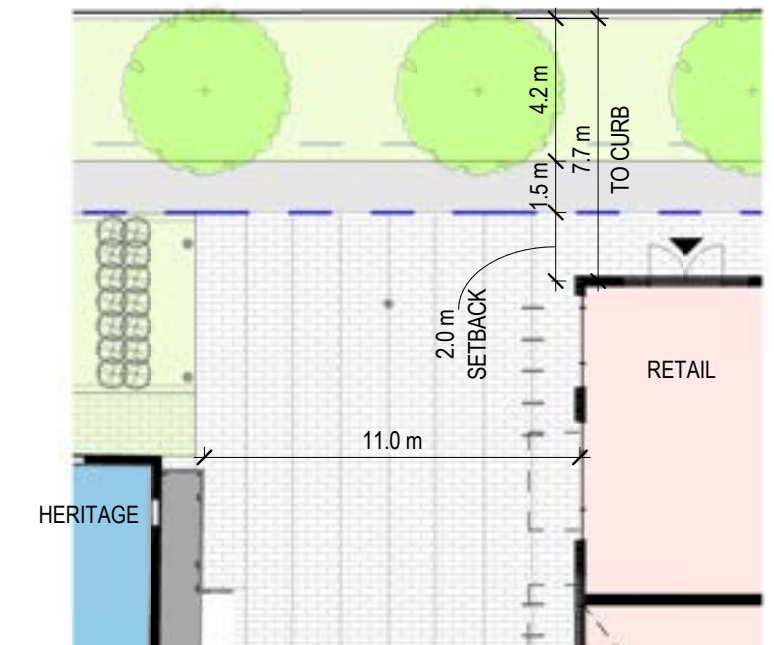
# HERITAGE BUILDING AND PLAZA ACTIVATION LOOKING SOUTH



## EXTERIOR PLAZA IMPROVEMENTS

- Increased exterior area by widening plaza to 11.0m
- Podium height reduced to 1ST, stepping to 5/7ST surrounding heritage.
- Plaza animated with active retail & residential frontages.

## NELSON STREET



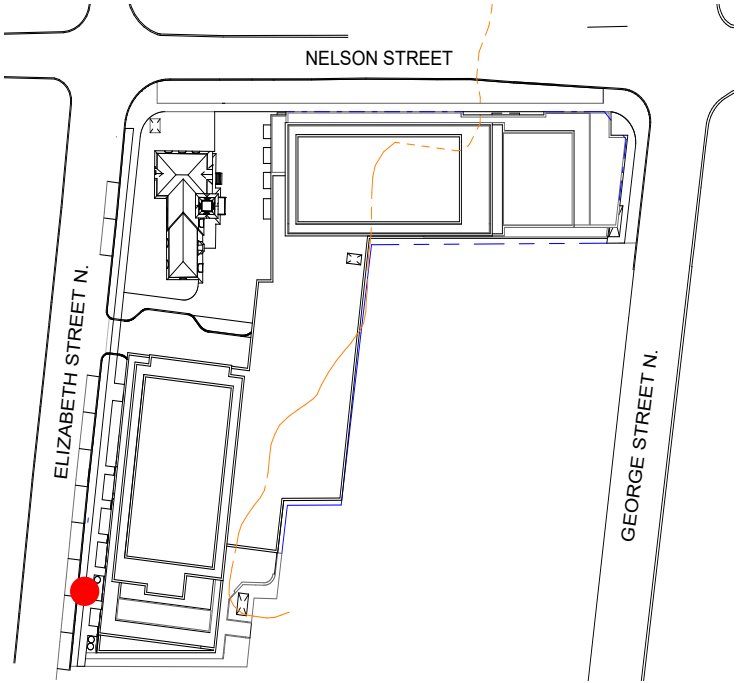
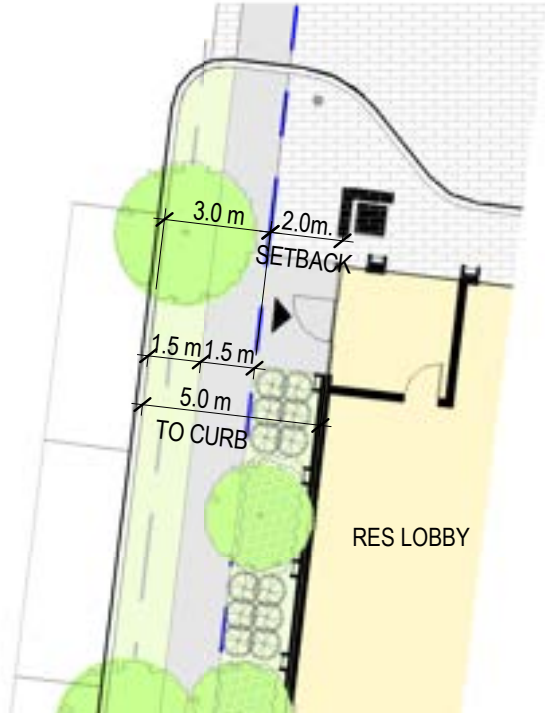


# TOWNHOUSES AND PODIUM ALONG ELIZABETH ST.



## ELIZABETH ST. IMPROVEMENTS

- 2.38m conveyance provided
- 2.0m setback provided up to level 5.
- 5.0m to curb provided for pedestrian engagment.
- Podium height reduced to 5ST through relocation of parking to below grade.



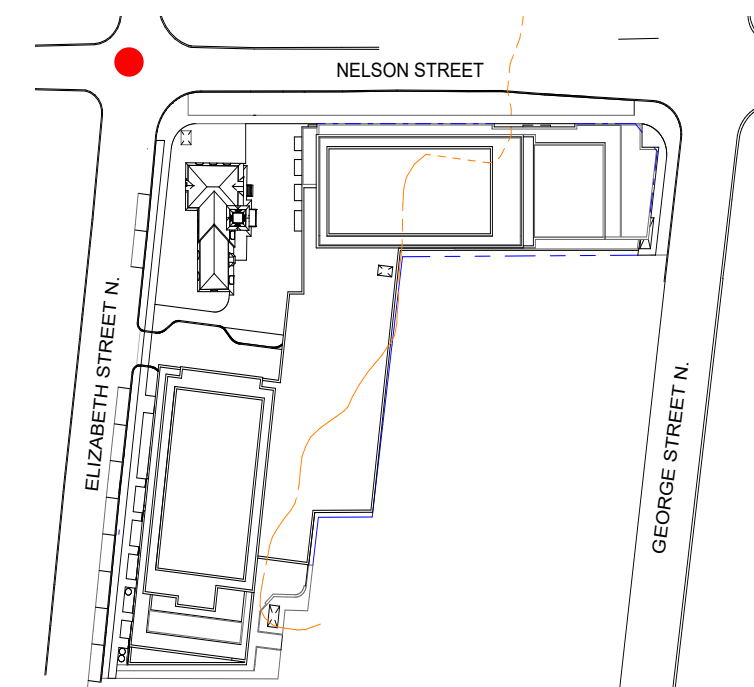


## CORNER OF NELSON ST. AND ELIZABETH ST.



### DEVELOPMENT IMPROVEMENTS RECAP

- 37 & 42 stories
- 928 Rental units (min. 40 affordable)
- 146 hotel units
- 661 parking stalls (16 barrier-free) provided below grade.
- Podium heights reduced through relocation of above grade parking to below grade
- Conveyances provided along George, Nelson & Elizabeth streets,
- Setbacks provided along all street frontages to increase pedestrian realm.
- Building mass surrounding Heritage reduced with facade animated through residential & retail uses.
- North tower setback from cenetrline of Nelson increased to facilitate future development North.



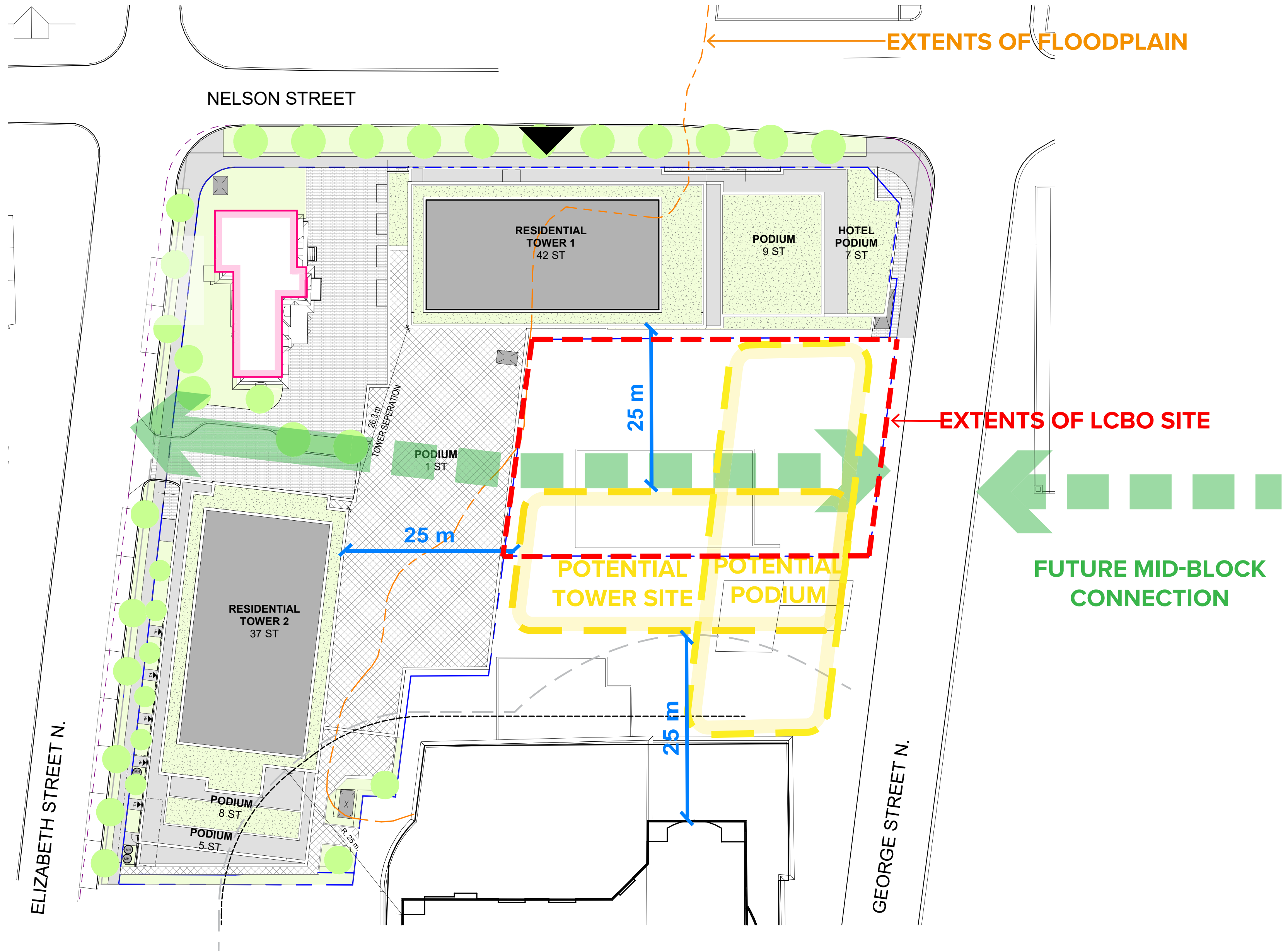




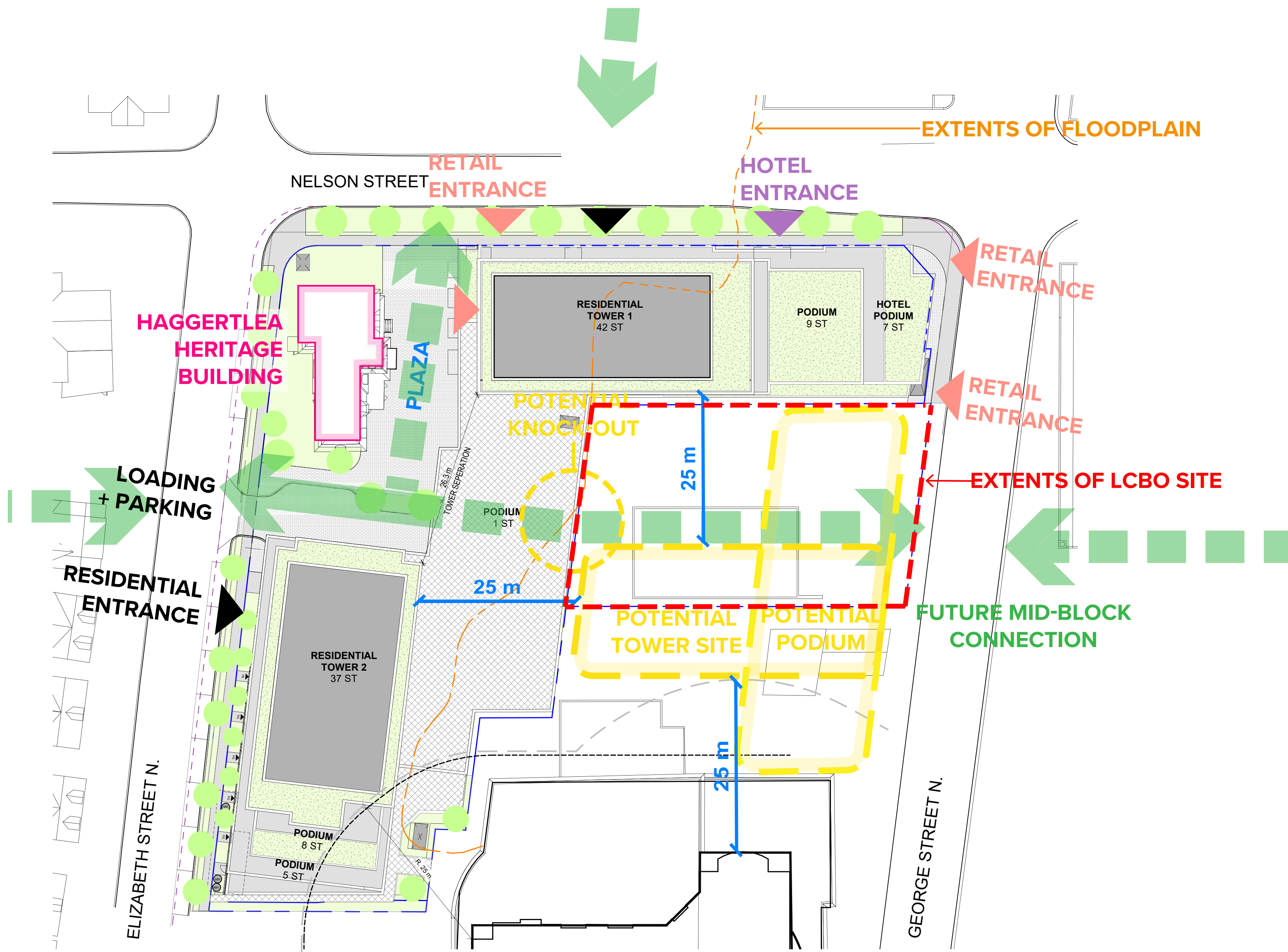
**THANK YOU**

**ANY QUESTIONS/COMMENTS?**













MARCH 21 - 9:30AM



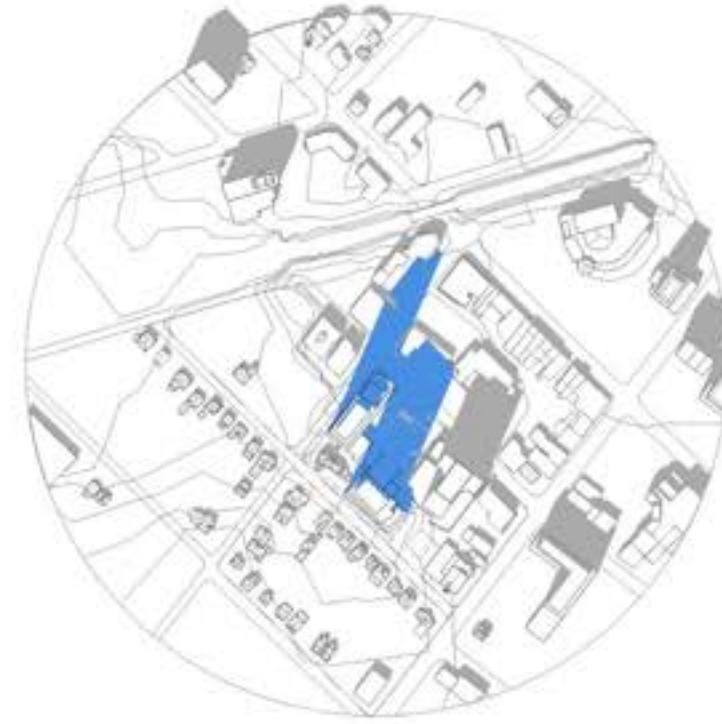
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MARCH 21 - 11:30AM



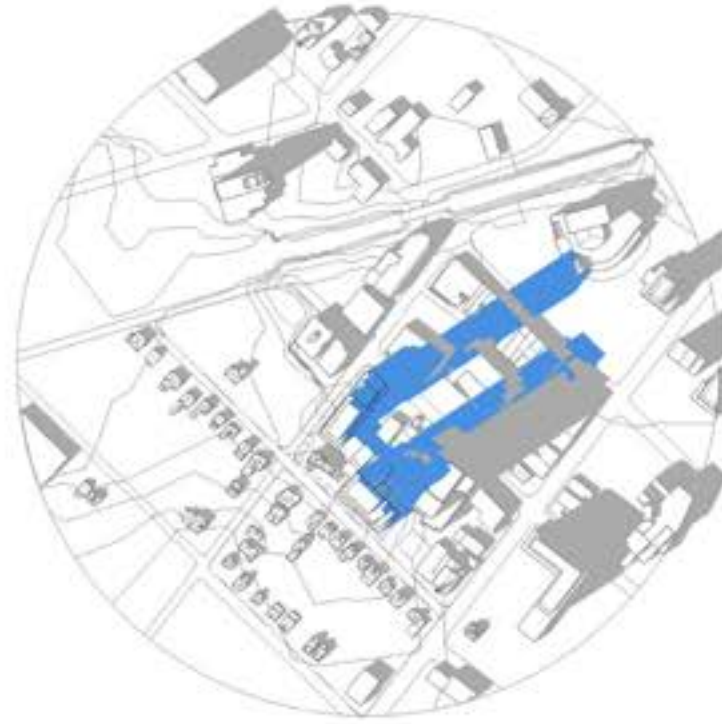
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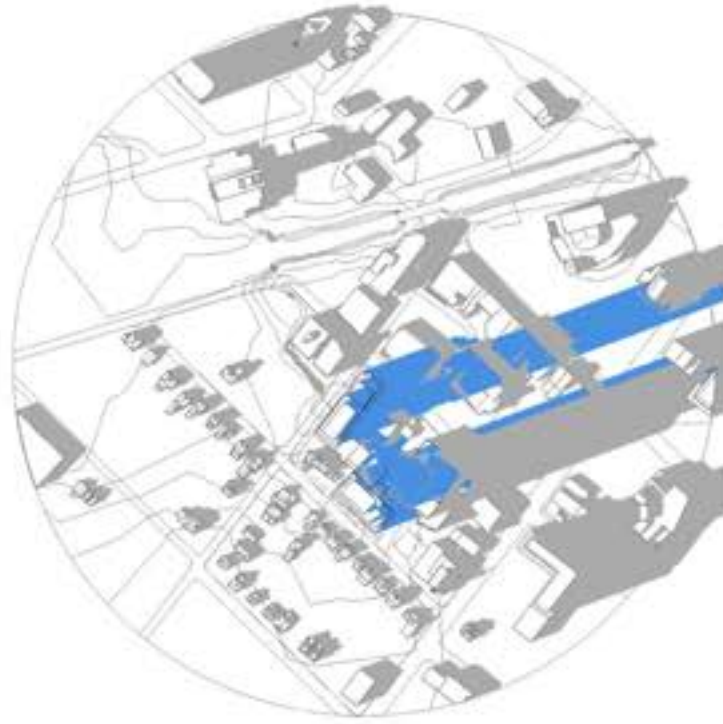
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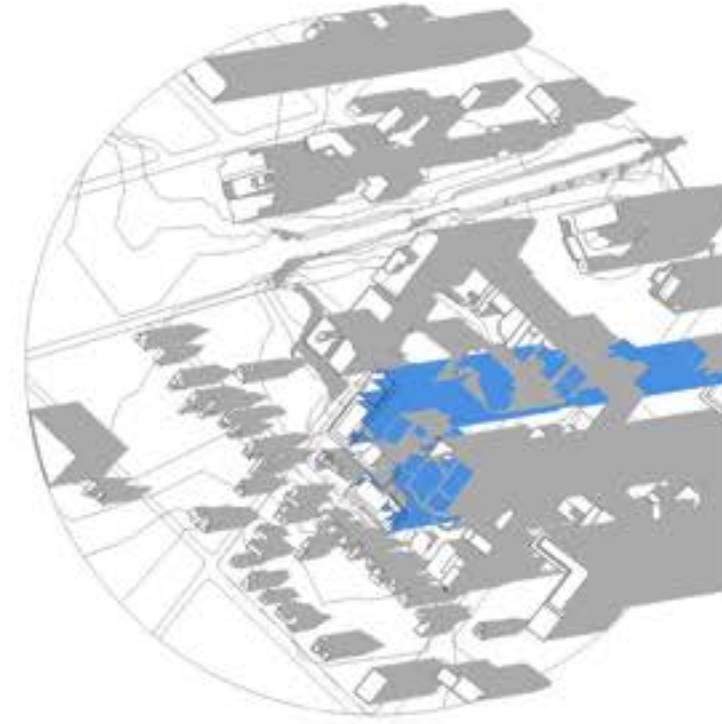
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MARCH 21 - 3:30PM



MARCH 21 - 4:30PM



MARCH 21 - 5:30PM



MARCH 21 - 6:30PM





JUNE 21 - 9:30AM



JUNE 21 - 10:30AM



JUNE 21 - 11:30AM



JUNE 21 - 12:30PM



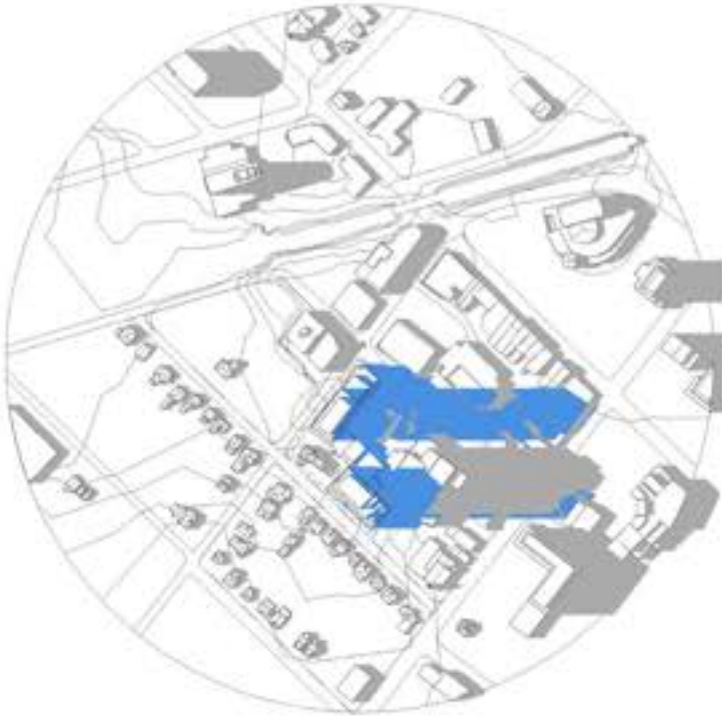
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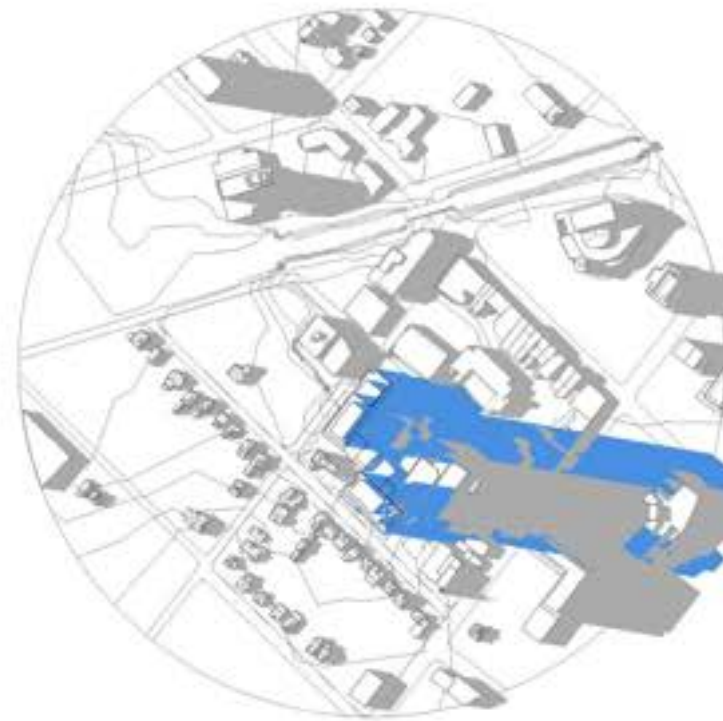
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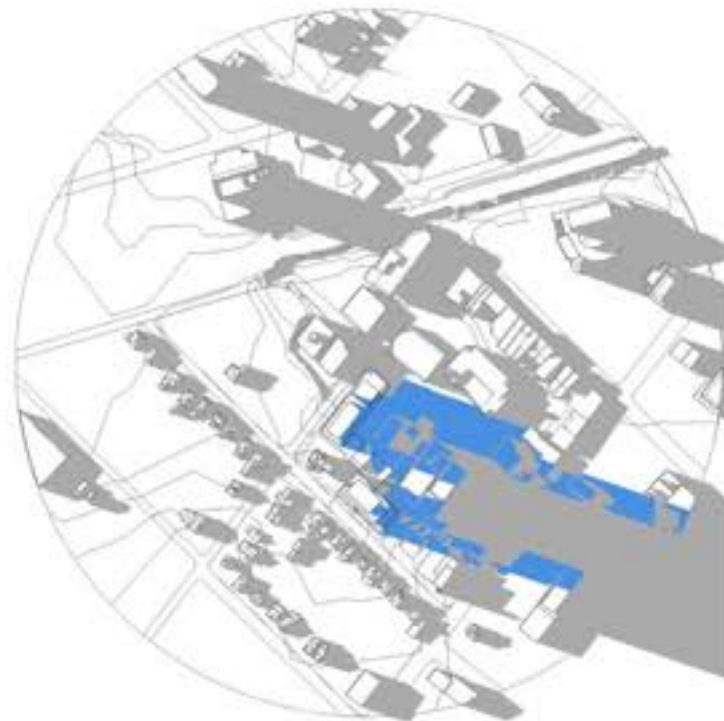
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JUNE 21 - 5:30PM



JUNE 21 - 6:30PM





SEPTEMBER 21 - 9:30AM



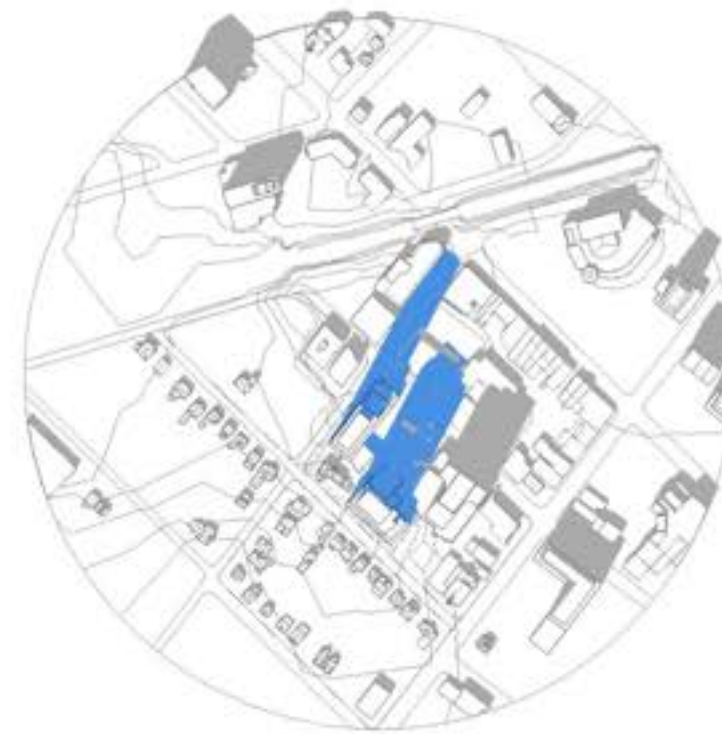
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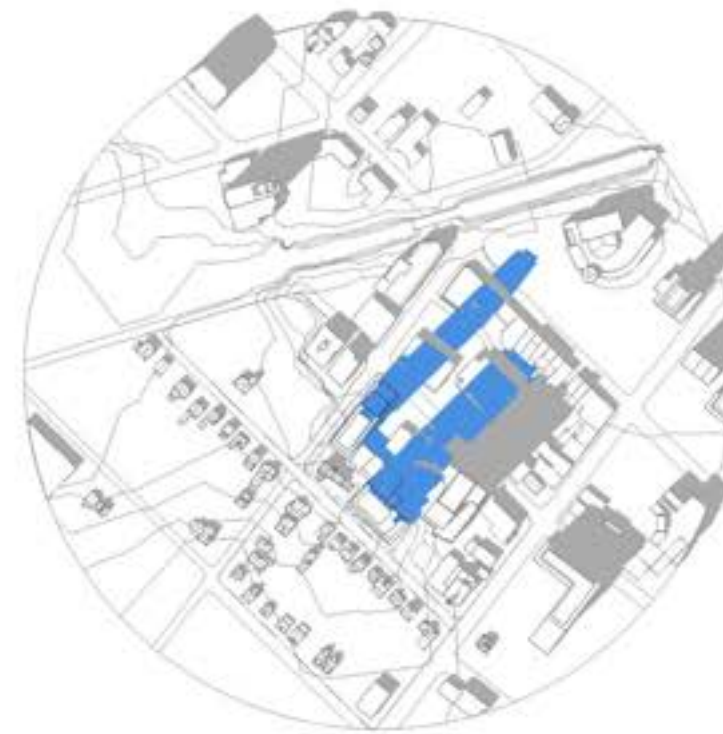
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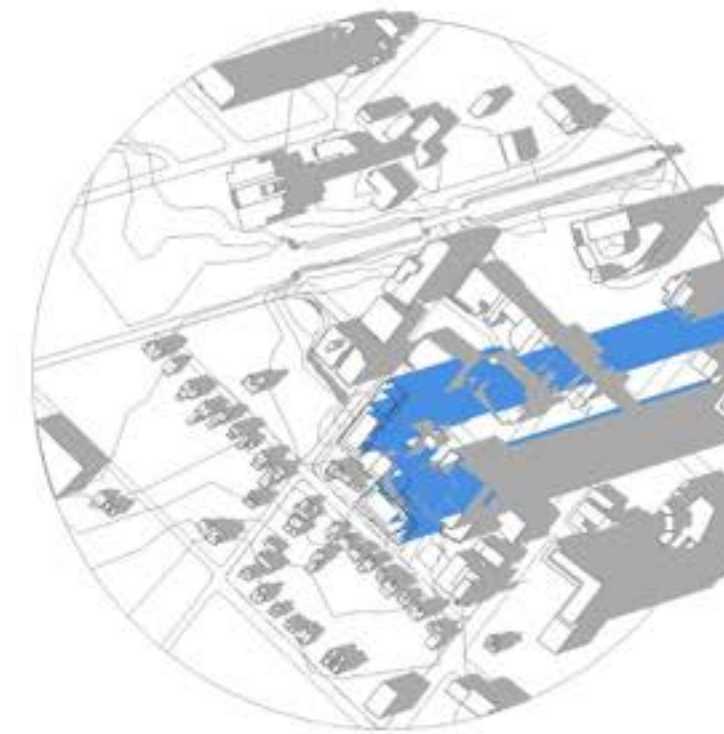
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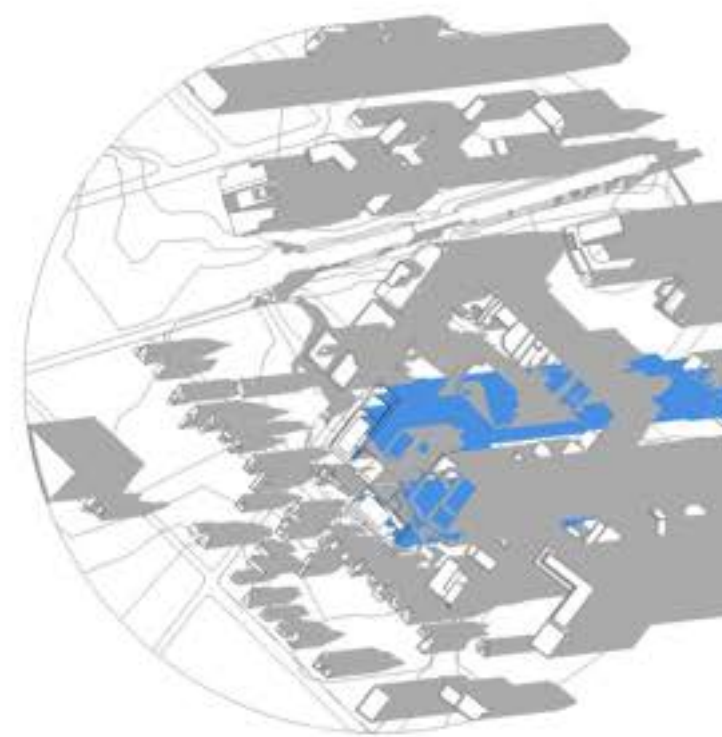
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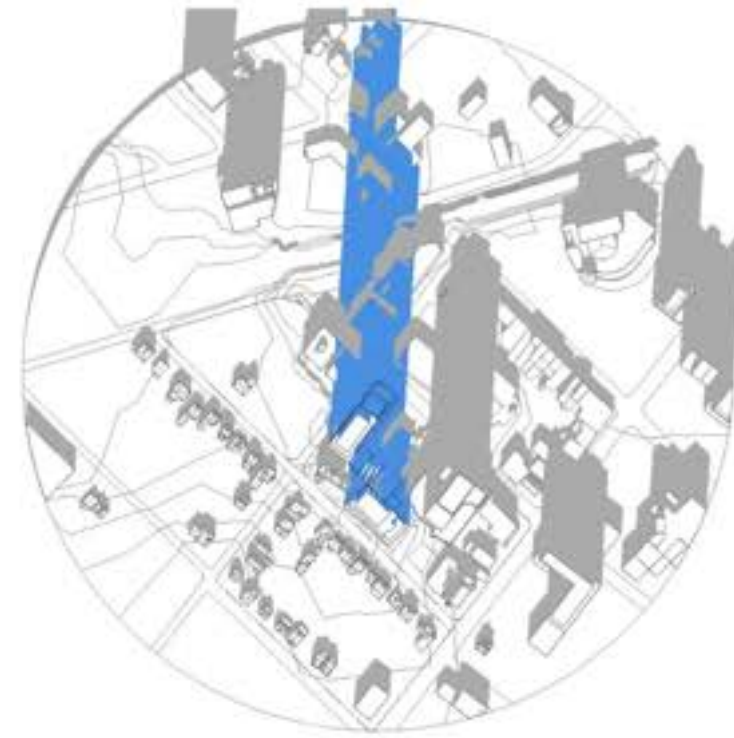
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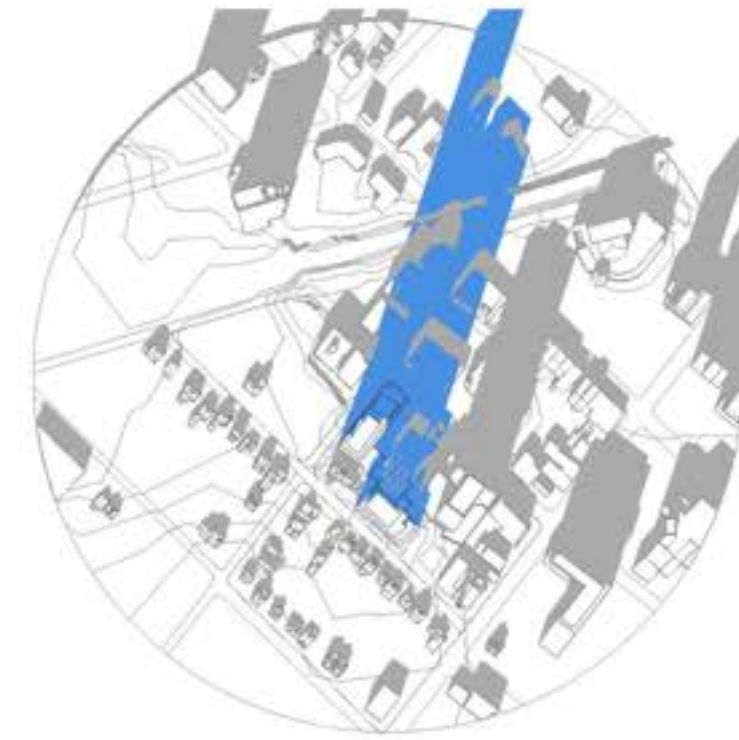
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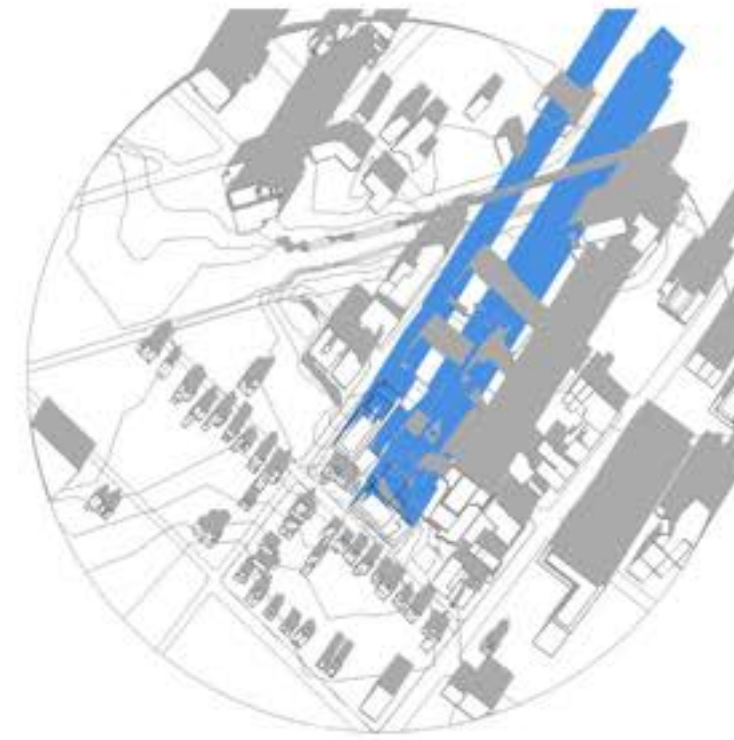
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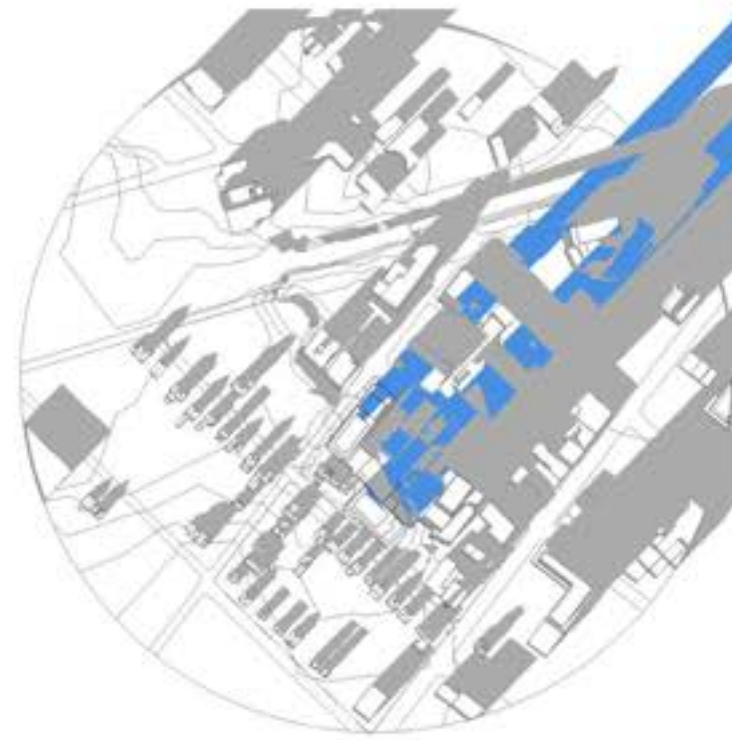
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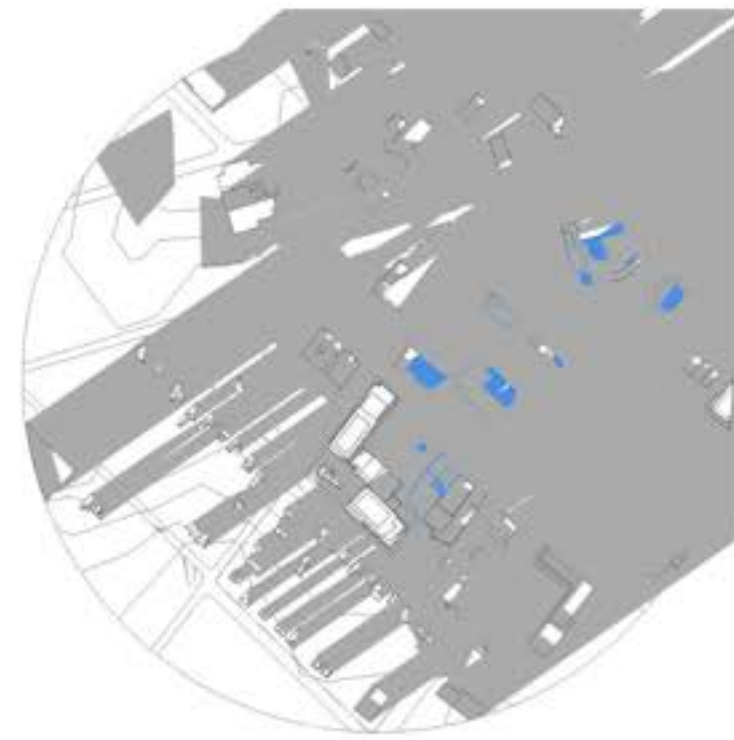
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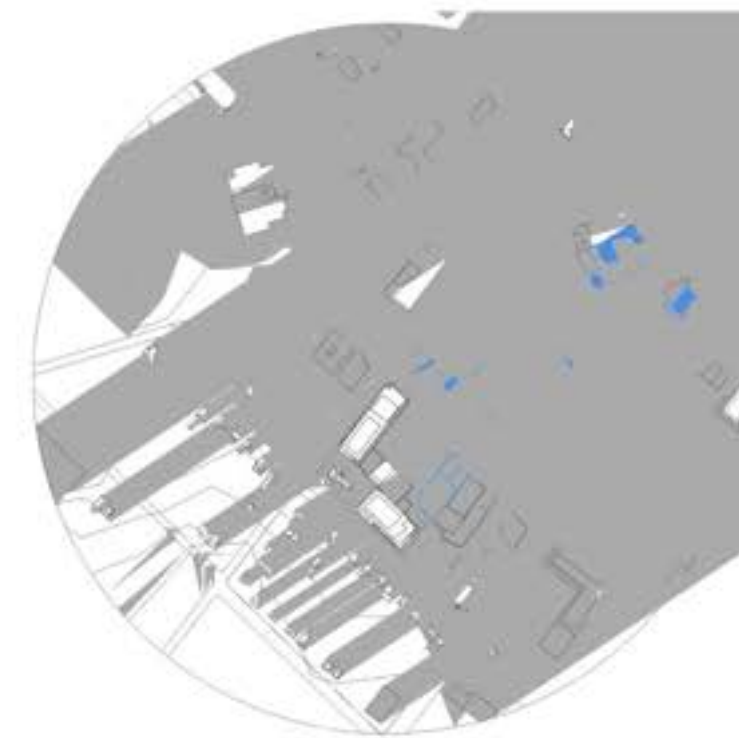
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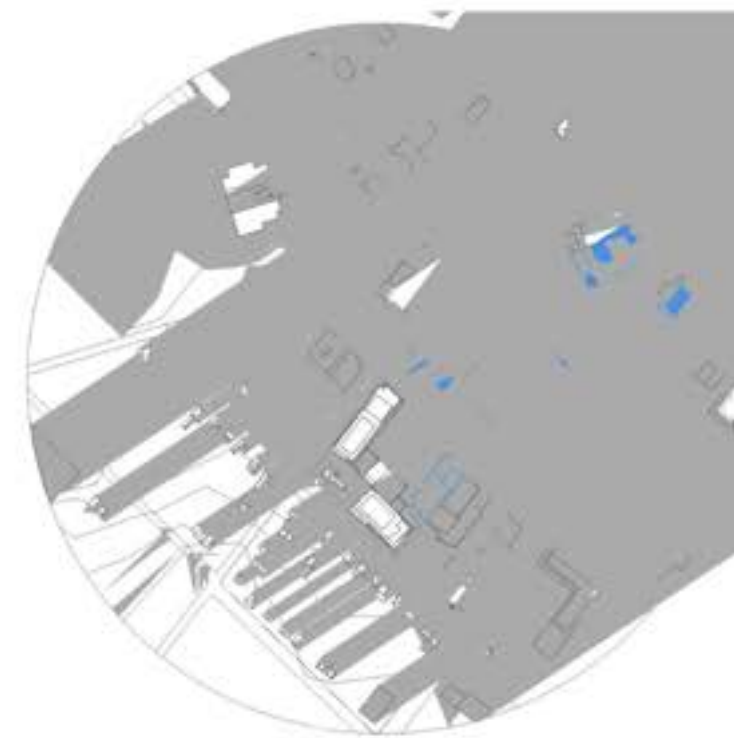
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