

STATUTORY PUBLIC MEETING – SEPTEMBER 26, 2022

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

2556830 ONTARIO INC. (NAHID CORP.)

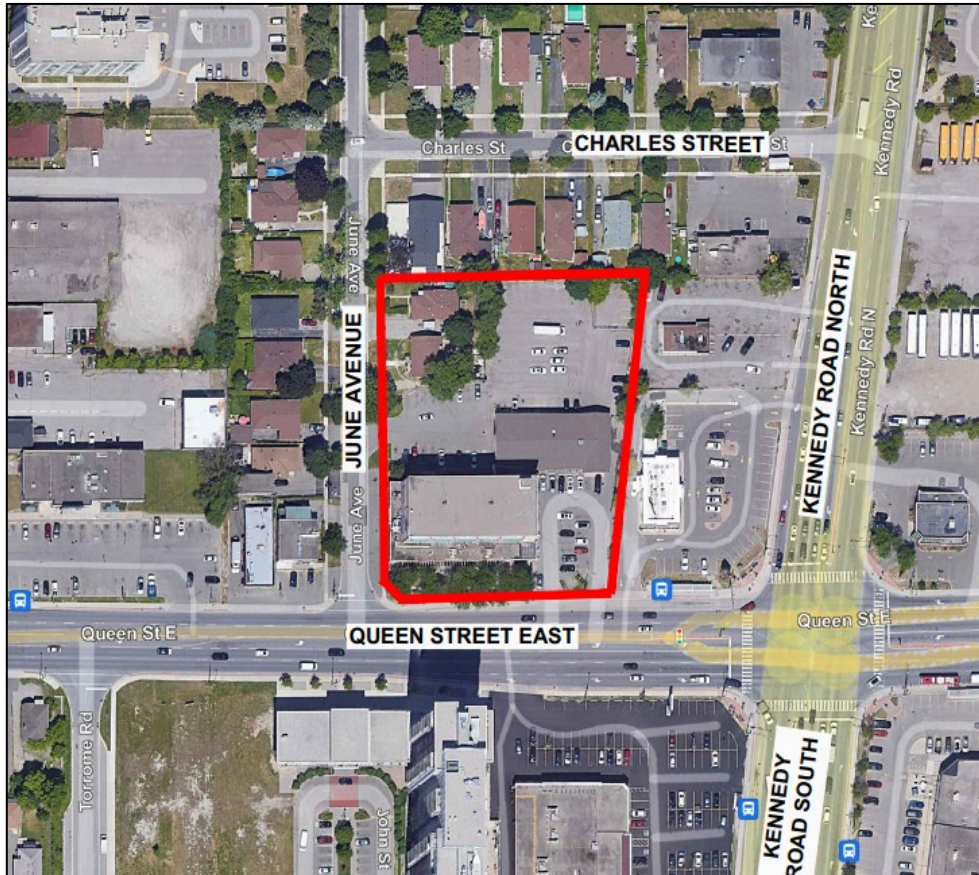
**226 QUEEN STREET EAST & 10-12 JUNE AVENUE,
CITY of BRAMPTON**

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

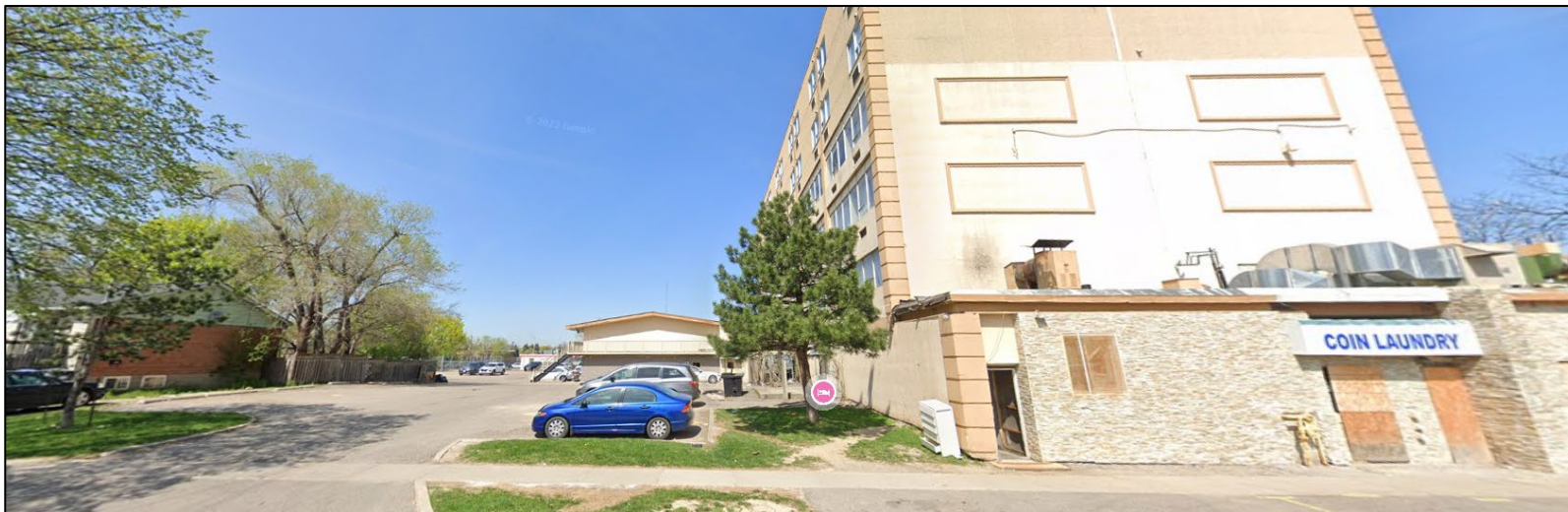


Streetview: Subject Site from Queen Street East



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

STREET VIEWS



Streetview: Subject Site from June Avenue

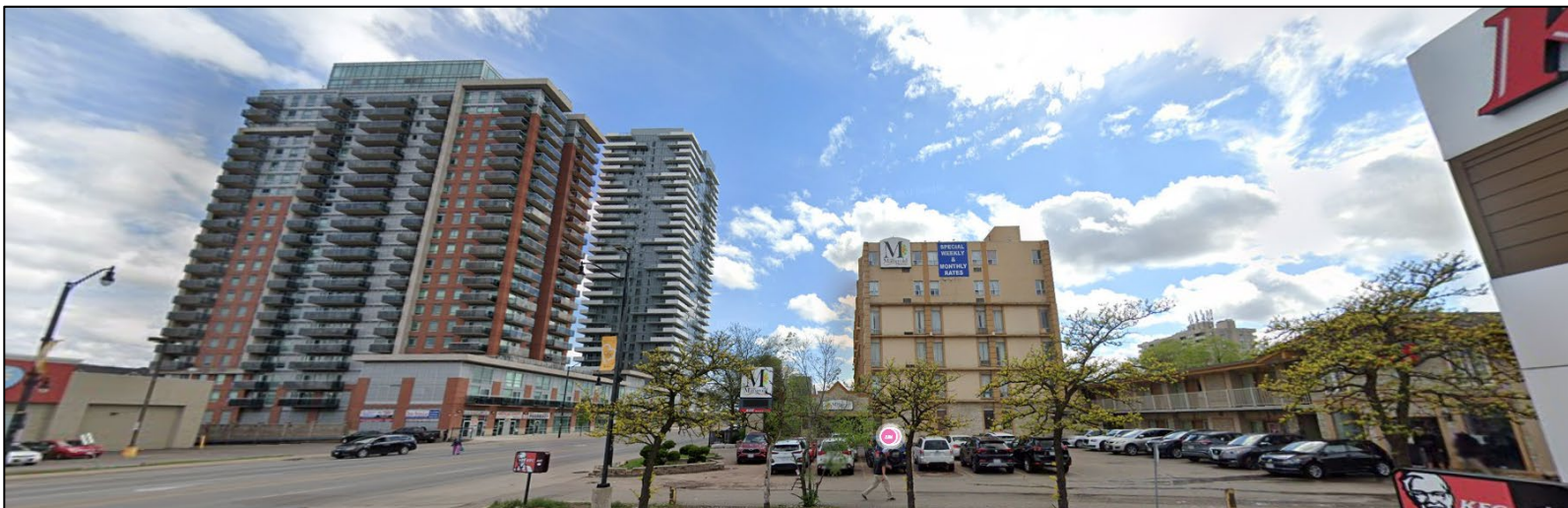


Streetview: Subject Site from June Avenue

STREET VIEWS

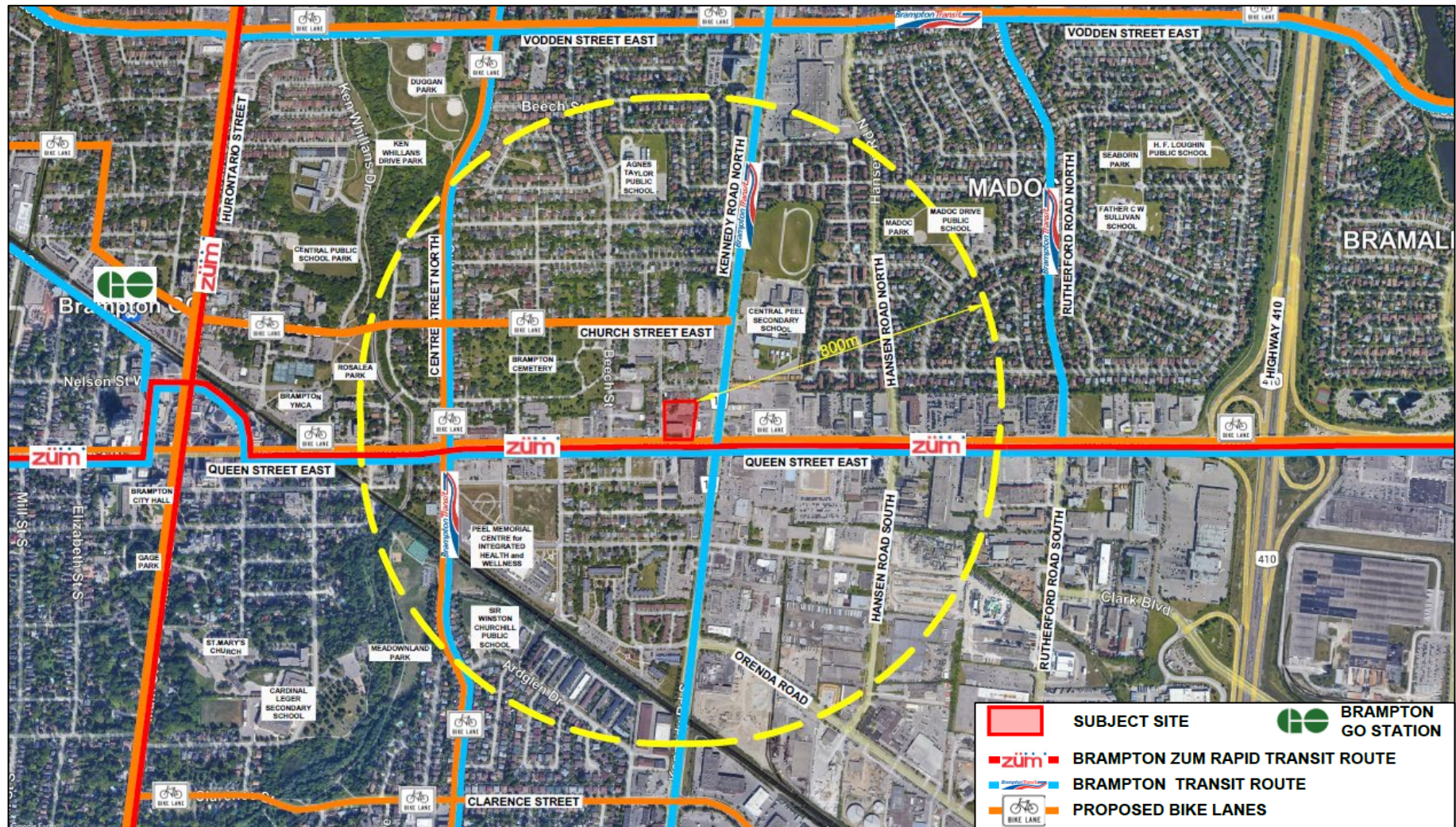


Streetview: Subject Site (Rear View)



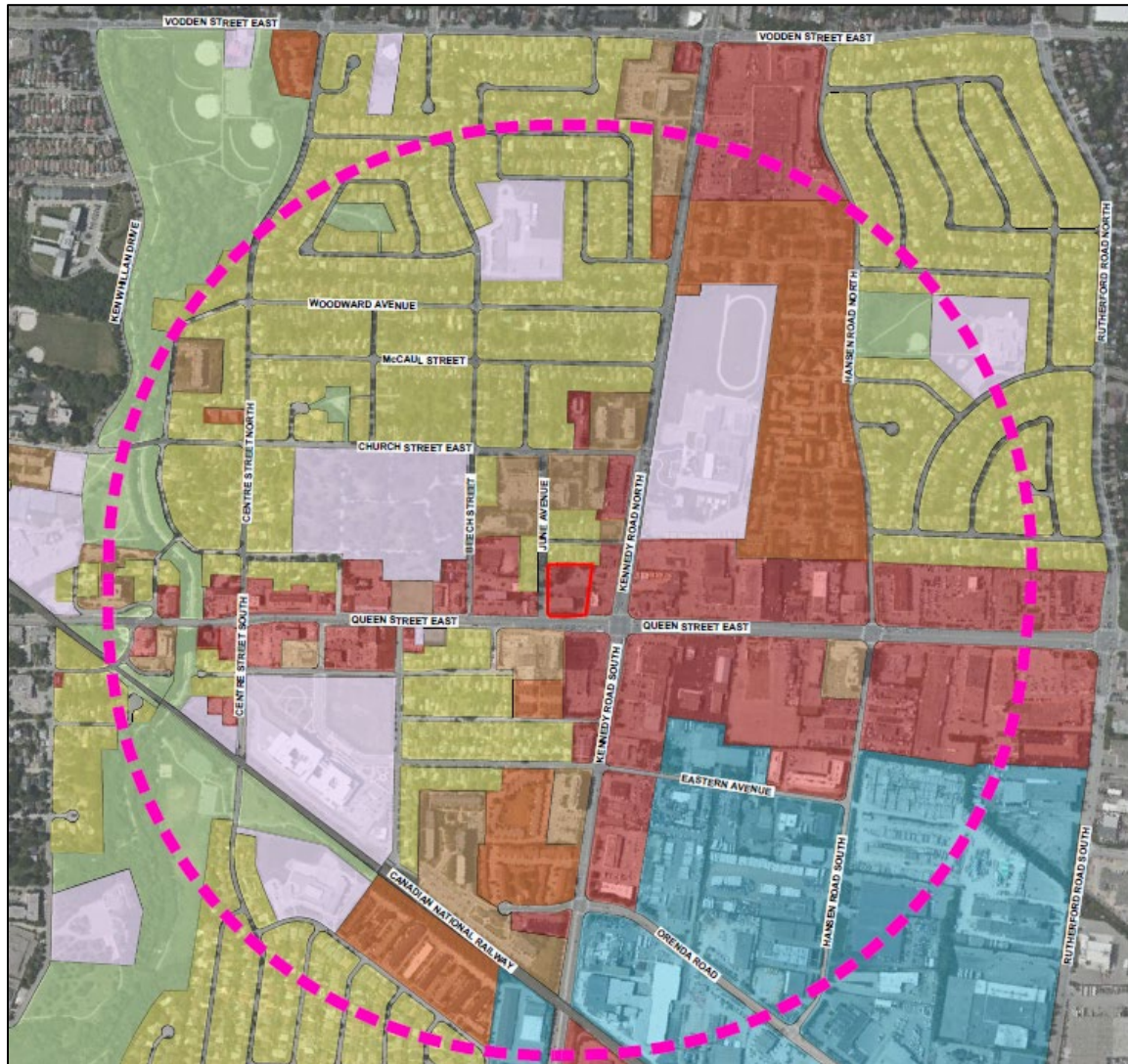
Streetview: Subject Site (East View)

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)

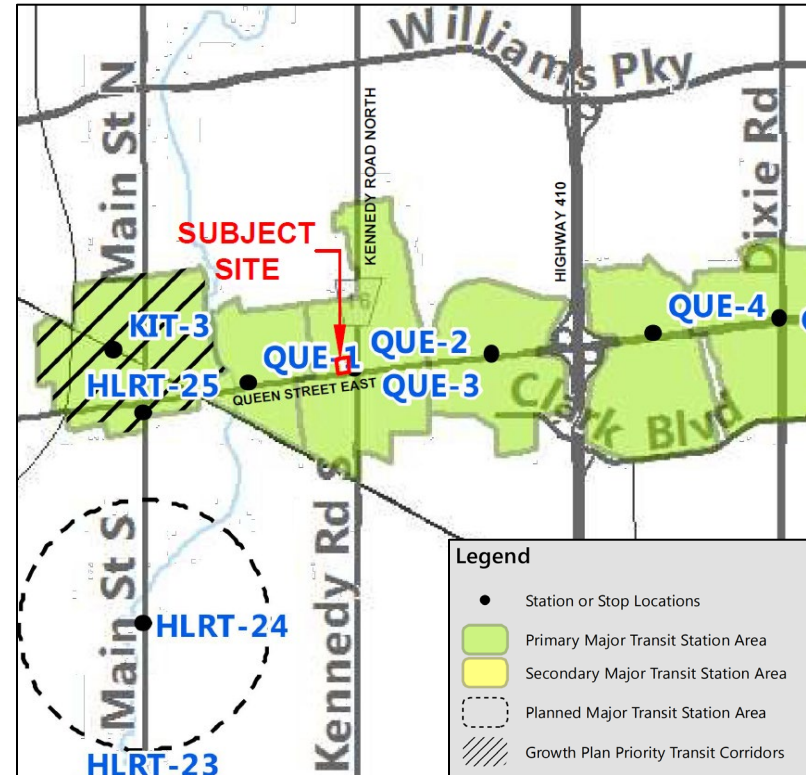
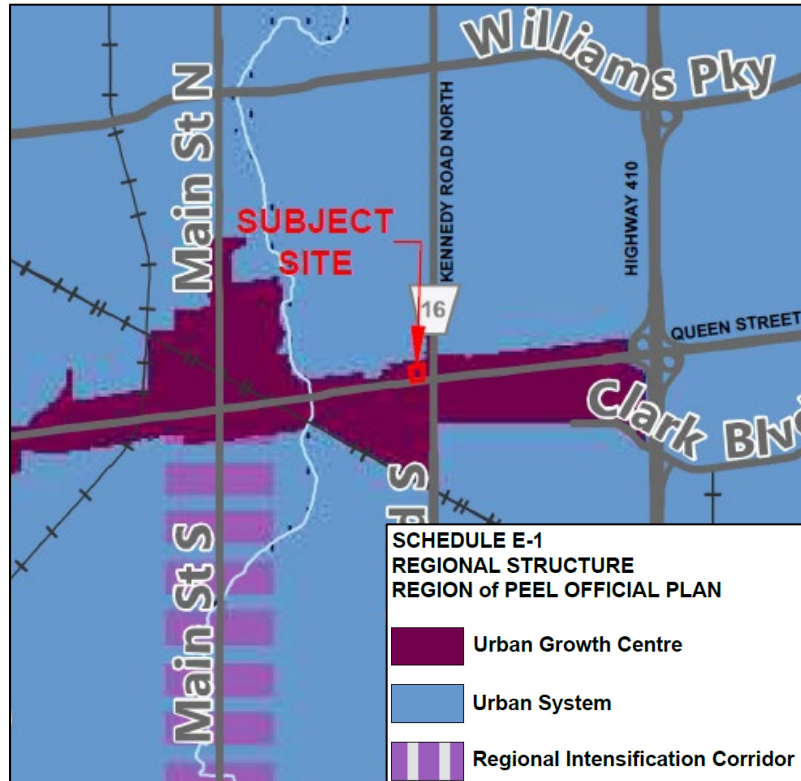
 Medium Density Residential
(3-8 Storeys)

 Low Density Residential
(1-2 Storeys)

 Institutional
(Schools, Recreation Centres,
Places of Worship)

 Parks & Natural Open Space

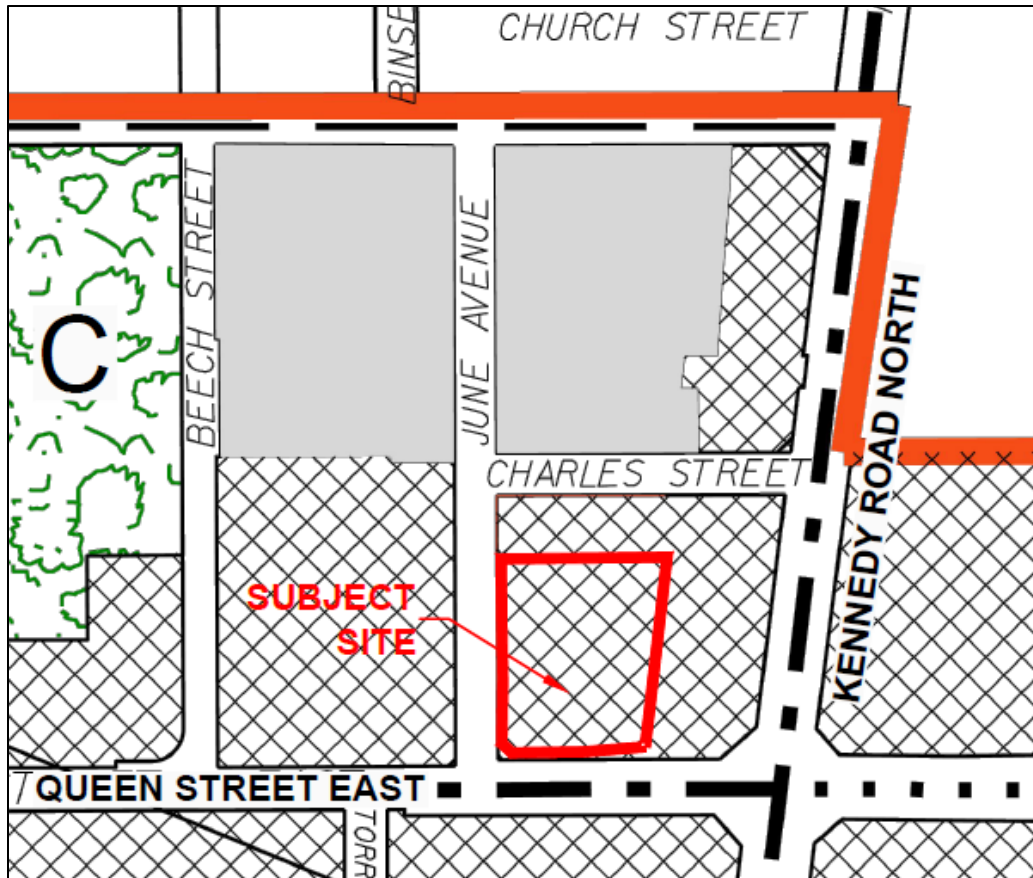
QUE-2 MAJOR TRANSIT STATION AREA CITY OF BRAMPTON URBAN GROWTH CENTRE



- 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



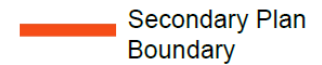
Central Area
Mixed Use



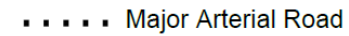
Residential
High Density



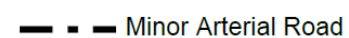
Cemetery



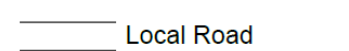
Secondary Plan
Boundary



Major Arterial Road



Minor Arterial Road



Local Road

BRAMPTON 2040 VISION

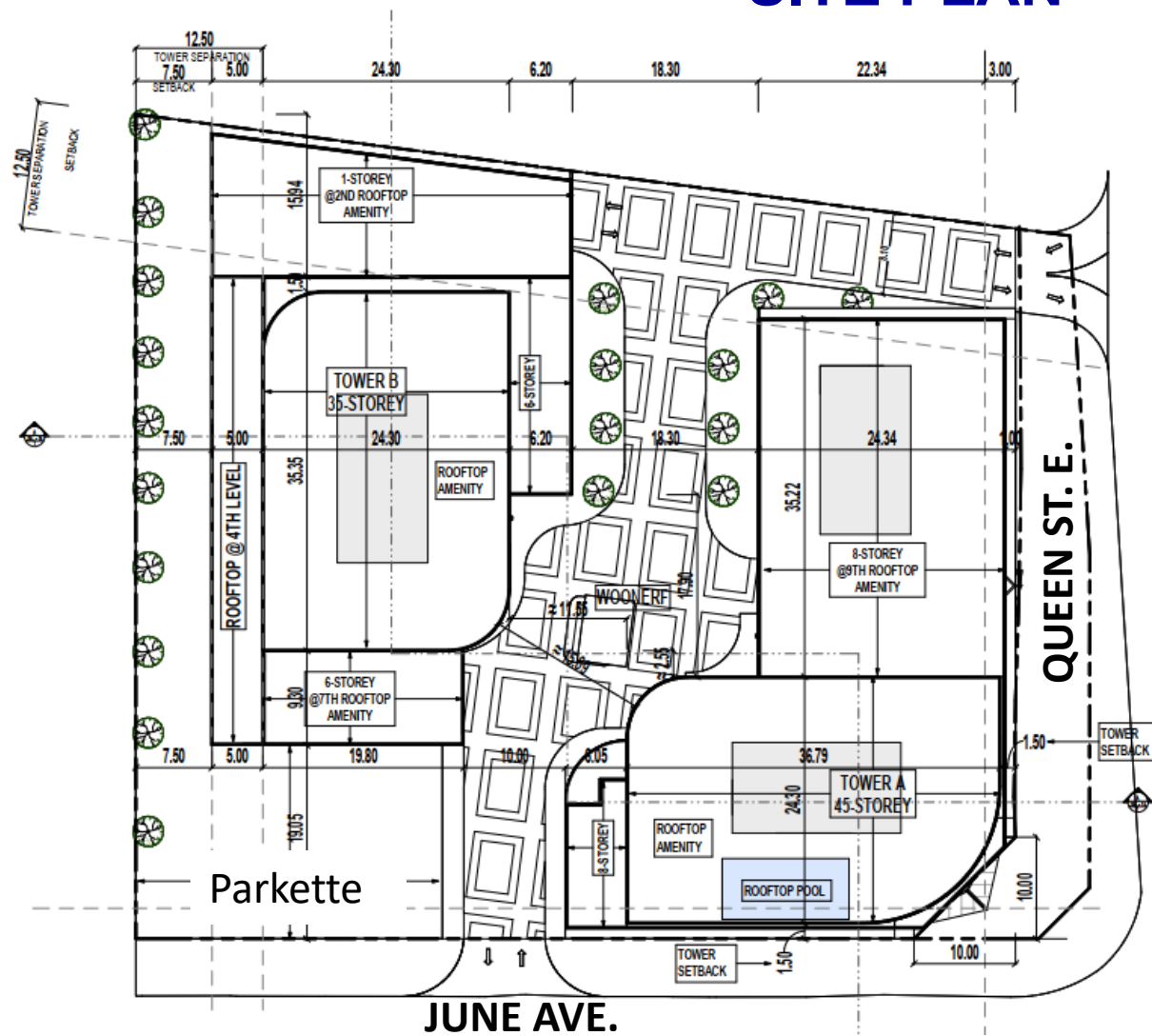
Queens Boulevard Artist View Looking East From Kennedy Road



- 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.

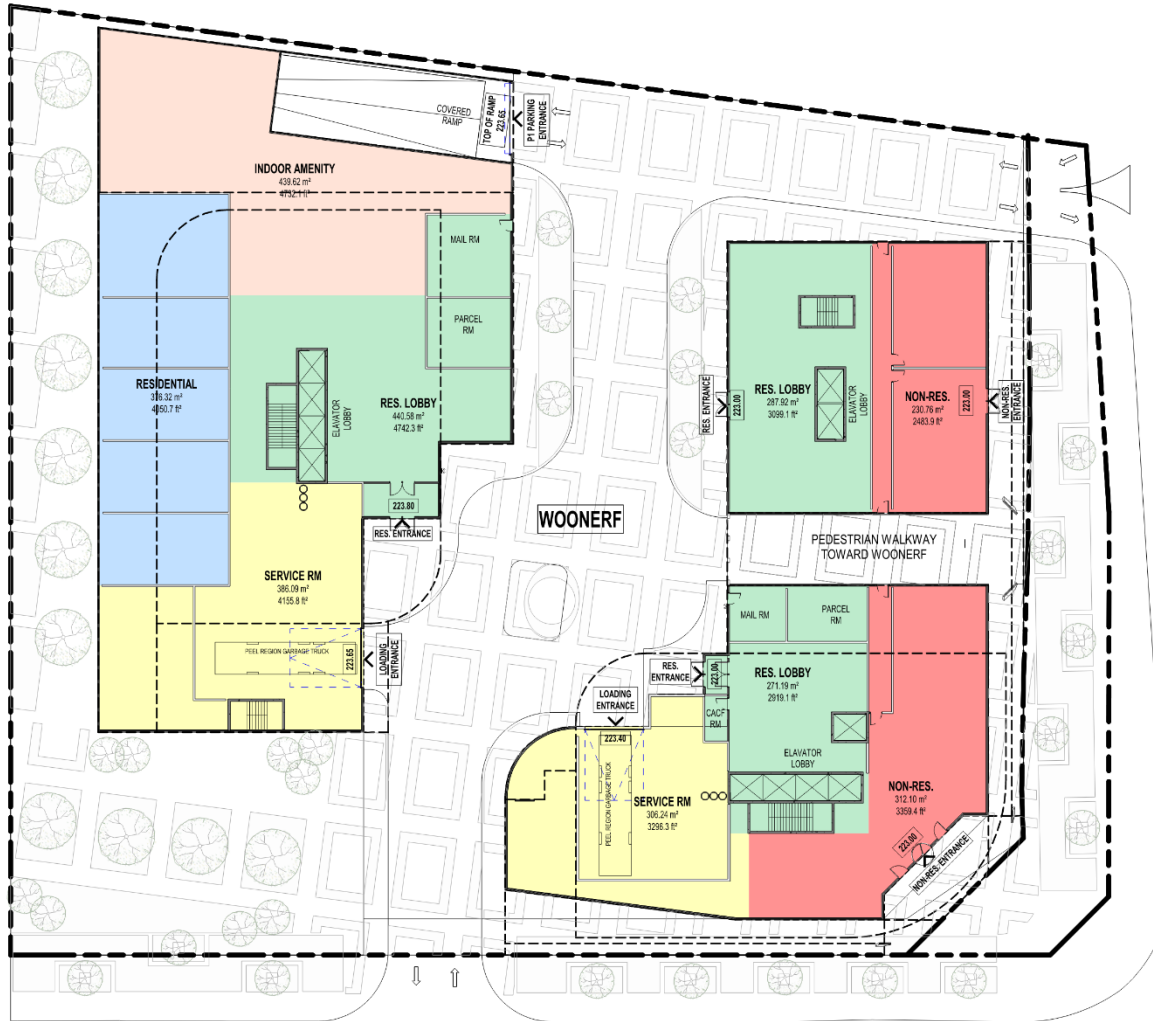


SITE PLAN

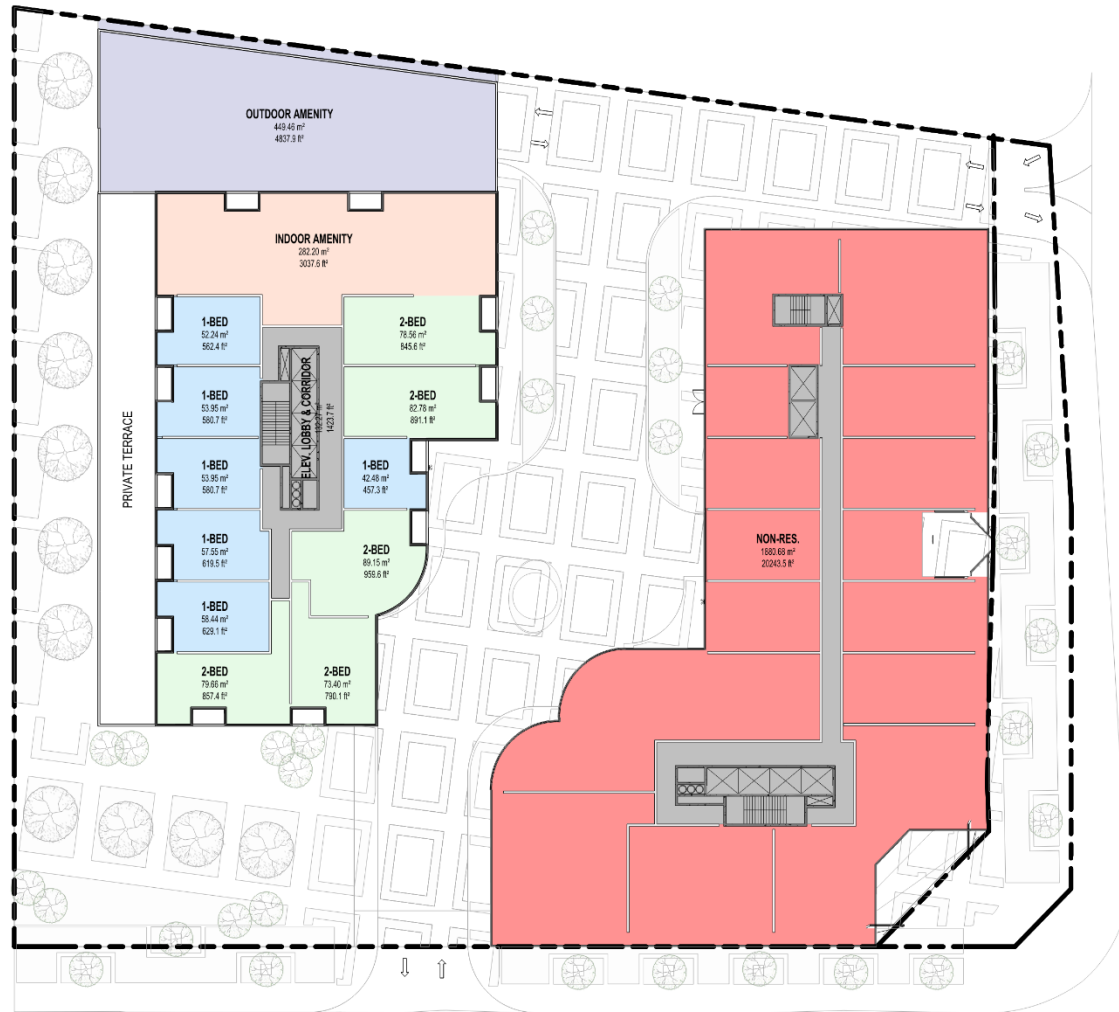


Notable Site Statistics	
Max. Building Height	Tower A – 45 storeys Tower B – 35 storeys
Residential Units	940 units
Residential Gross Floor Area	72,000 m ² (775,002 ft ²)
Non-Residential Gross Floor Area	3,000 m ² (32,292 ft ²)
Floor Space Index	10.7
Private Amenity Area	Total – 2,785.31 m ² (29,981 ft ²) • Indoor – 1,294.45 m ² (13,933.34 ft ²) • Outdoor – 1,490.87 m ² (16,047.59 ft ²)
Parking	600 spaces (4 levels of underground)

GROUND FLOOR PLAN



2nd FLOOR PLAN



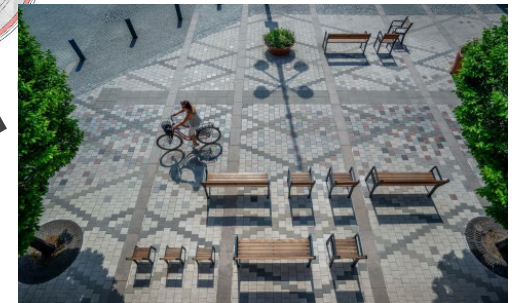
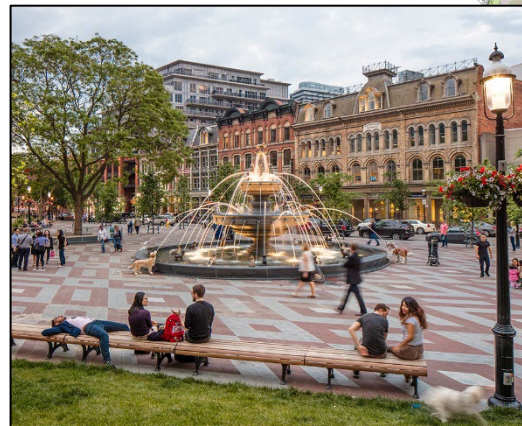
PODIUM FLOOR PLAN



TYPICAL TOWER FLOOR PLAN



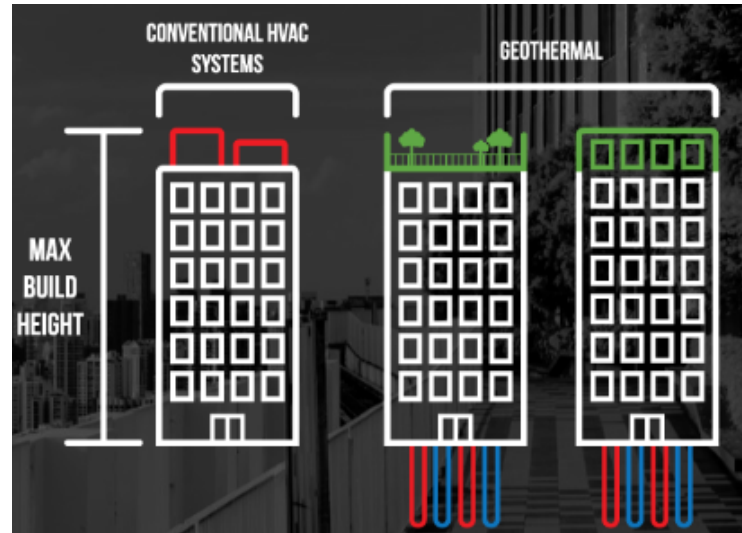
LANDSCAPE PLAN



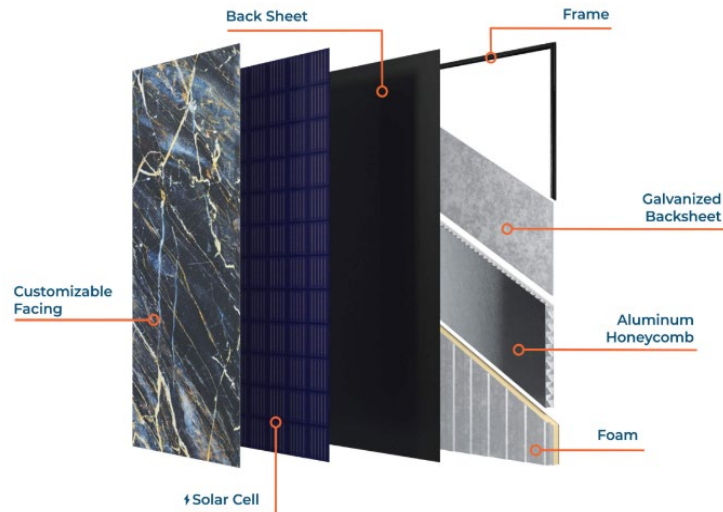
PRELIMINARY RENDERINGS



SUSTAINABILITY PRINCIPLES



Geothermal Energy System



Photovoltaic Cladding



THANK YOU