



Request for Delegation

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2
Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: ☐ City Council ☒ Planning & Development Committee
☐ Committee of Council
☐ Other

Meeting Date Requested: _____ Agenda Item (if applicable): _____

Name of Individual(s): Nitin Malhotra

Position/Title: Principle Architect

Organization/Person
being Represented: n Architecture Inc.

Full Address for Contact: 9120 Leslie Street, Suite 208, Richmond Hill

Telephone No. 905-597-5937 Email/ Fax No. cl@narchitecture.com

Subject Matter to be Discussed	Urban Context. Design Concept, Benefit, etc.
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Action Requested	
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Note: a delegation is limited to not more than five minutes.

Attach additional page if required.

I am submitting a formal presentation to accompany my delegation: ☒ Yes ☐ No

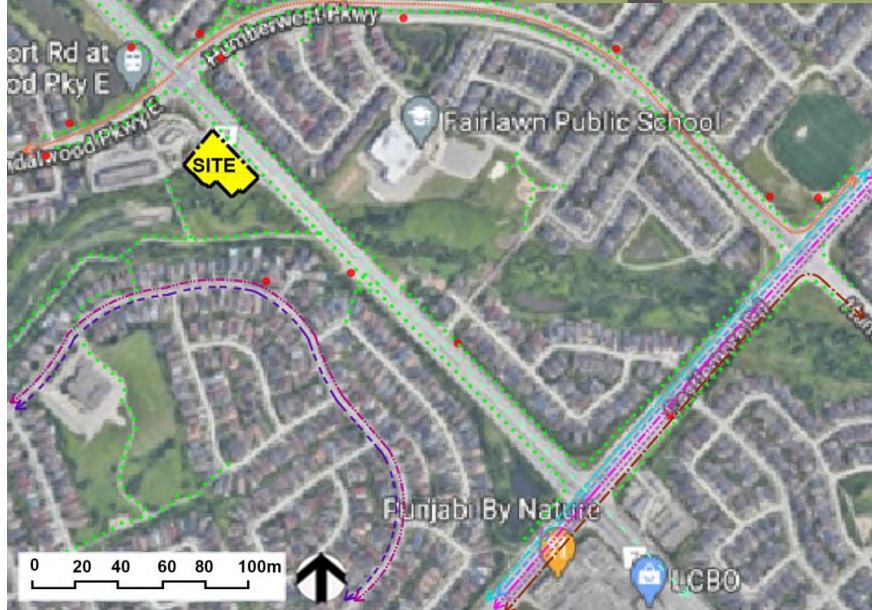
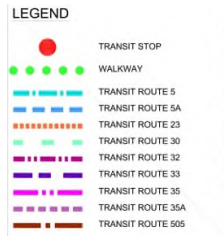
I will require the following audio-visual equipment/software for my presentation:

☐ Computer Notebook ☐ DVD Player ☒ PowerPoint
☐ Other - please specify _____

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date**: (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and/or distribution at the meeting, and (ii) for PowerPoint and other visual presentations, an electronic copy of the presentation (e.g., DVD, CD, .ppt file) to ensure compatibility with corporate equipment.
Once the above information is received by the City Clerk's Office, you will be contacted by a Legislative Coordinator **to confirm your placement on the appropriate agenda.**

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable Council/Committee agenda and will be attached to that agenda. Questions about the collection of personal information should be directed to the Deputy City Clerk, Office of the CAO, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.

Location & Context



Location

- Located at the intersection of two major transportation arteries within the City where higher density development should be located (Sandalwood & Airport Road)

Context

- Surrounding land uses are residential, commercial and open space
- The proposed development does not affect these adjacent land uses
- The Site is transit supportive. There are 2 public transit routes nearby and another 7 public transit routes close to the Site.
- The proposed development is located in close proximity to a commercial plaza, a public school, a park and open space which can support high density.

Built Form



Site Plan

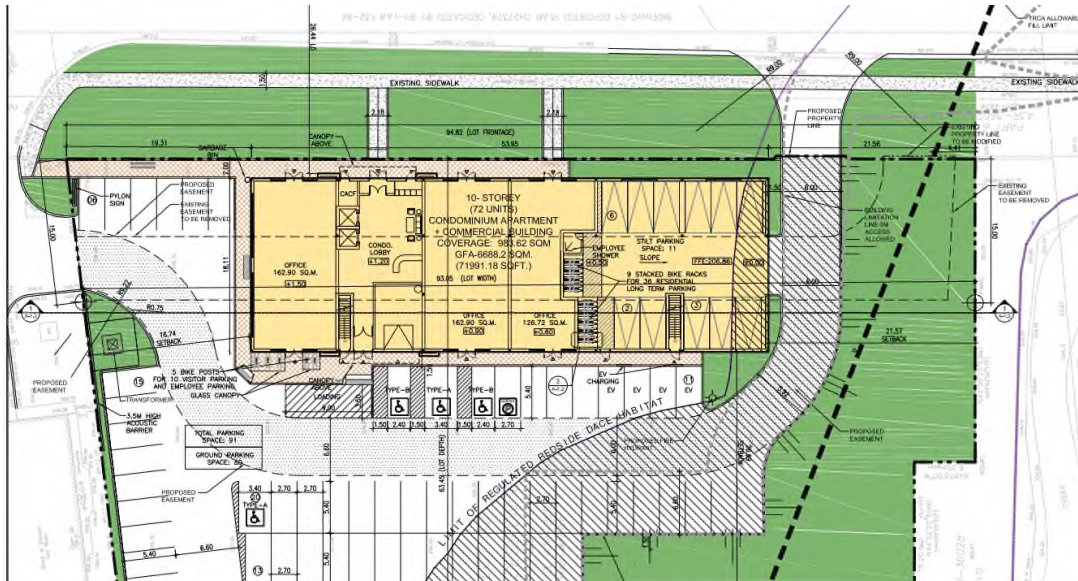
- The building is designed close to the public road to promote a bustling urban streetscape, pedestrian safety and engagement with commercial amenities.
- The building's main entrances on the ground level open onto Airport Road to increase visibility and accessibility to the development.
- The main parking lot and garbage enclosure are hidden to emphasize the building and landscaping from the street view.
- The main landscaped area is designed close to the ravine to protect and enhance the natural corridor.

Form

- To ensure the building is not overwhelming the street's right-of-way, the height of the building is not greater than the width of the right-of-way on the avenue.
- To emphasize relationships to lower-scale buildings, upper storeys on the building are divided and stepped back for the angular plane. The building is stepped back every 2 stories, creating space for green terraces.
- The building is designed on a podium where the ground floor acts as a platform to support the floors above. The podium creates a clear separation for the ground floor as well as helps to create a dynamic relationship to other low-rise buildings in the area.



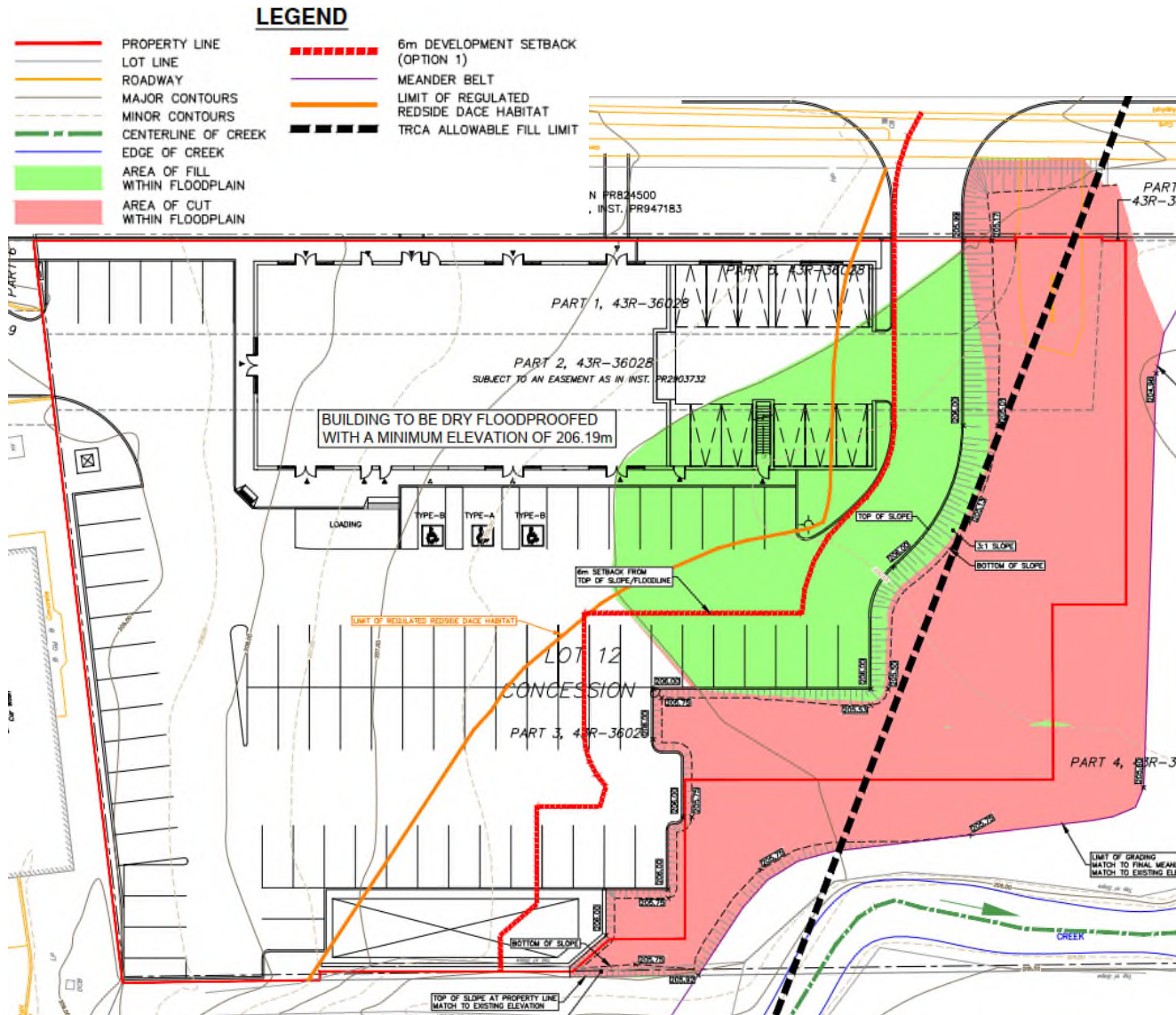
Benefits of the Proposed Development



Benefits

- The existing neighbourhood is oversaturated with residential developments of similar height and style with backyards to the Major Streets; the commercial buildings are also low-rise, causing the urban scape to be one dimensional and unfriendly to the City. A community landmark is being designed by developing a 10-storey mixed-use building in the area with interesting visual character and bringing identity to the community.
- The proposed development is providing much needed housing given the current housing crisis. It will generally help the City save residential land for other uses. The neighbourhood can also benefit from alternative housing types being developed.
- The commercial opportunities on the ground level can provide access to retail. There is limited existing commercial development in the neighborhood. This development will help the surrounding community get more service and employment opportunities.
- The proposed development is proposed outside the setback of Building limitation line setback, which is an improvement from the approved Site Plan of commercial plaza. The proposed grading provides a "Net cut", which is seen as an improvement than the current situation by the TRCA as per Hydraulic Assessment Technical Memo.

Environmental



Environmental Constraints

- Water Resources Engineer & Ecologist engagement with the TRCA over multiple-year period regarding flood and natural heritage analysis, proper setbacks are needed to ensure environmental protection.

Consideration

- The south end of the property is a part of the Redside Dace Habitat, causing the Ravine to be in the floodplain. As a response, the development is proposed to be outside of the 6 meter Building limitation line setback to lessen any potential impacts.