

STATUTORY PUBLIC MEETING – MARCH 20, 2023

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

SONEIL MARKHAM INC.

**2 COUNTY COURT BOULEVARD,
CITY of BRAMPTON**

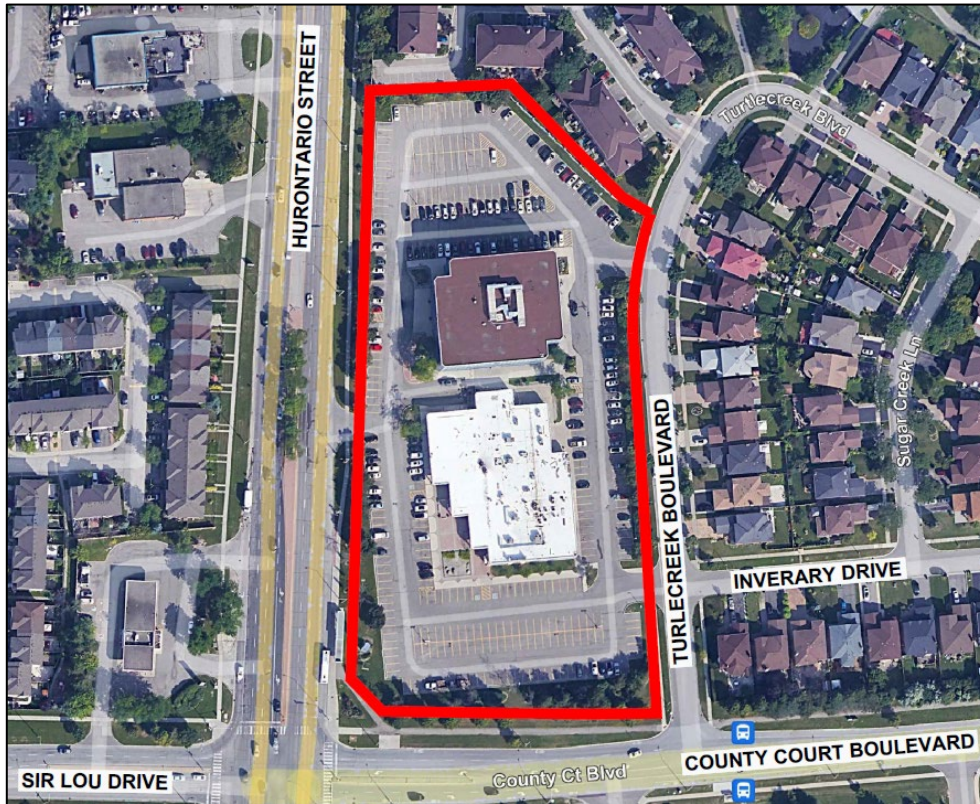
**CITY FILE: OZS-2023-0003
PDC ITEM 5.1**

**Gagnon Walker Domes Ltd.
Richard Domes**





SUBJECT SITE



- Address:
 - 2 County Court Boulevard
- Size:
 - 2.17 hectares (5.35 acres)
- Use:
 - 1-storey Retail Commercial
 - 4-storey Office
 - Asphalt Parking
- Frontage:
 - Hurontario Street: 207 m (679 ft)
 - County Court Boulevard: 99 m (326 ft)
 - Turtlecreek Boulevard: 179 m (588 ft)
- Driveway Access:
 - Three (3)
- Limited Landscaping



STREET VIEWS



Streetview: Subject Site from Hurontario Street



Streetview: Subject Site from Hurontario Street



STREET VIEWS



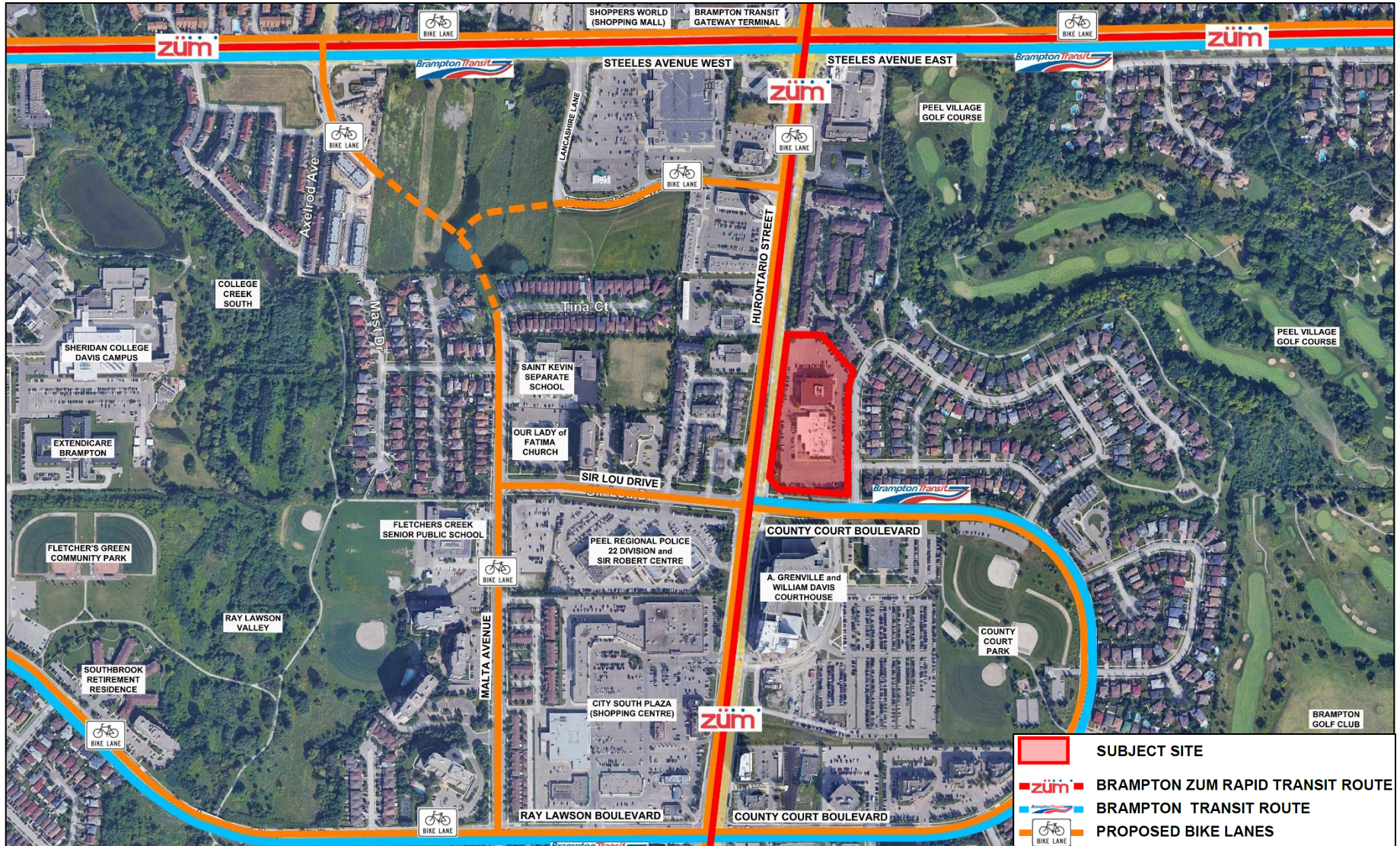
Streetview: Subject Site from Intersection of Hurontario Street and County Court Boulevard



Streetview: Subject Site from Turtlecreek Boulevard

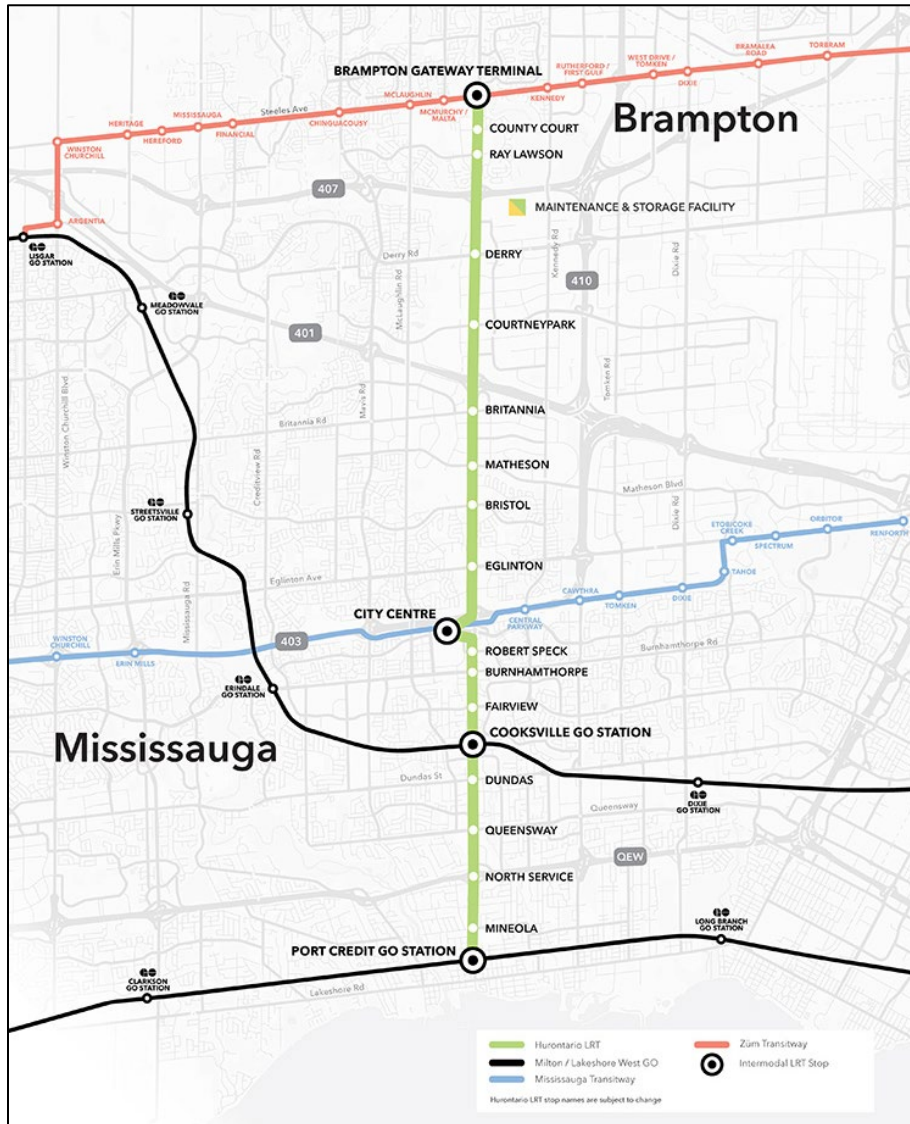


CONTEXT





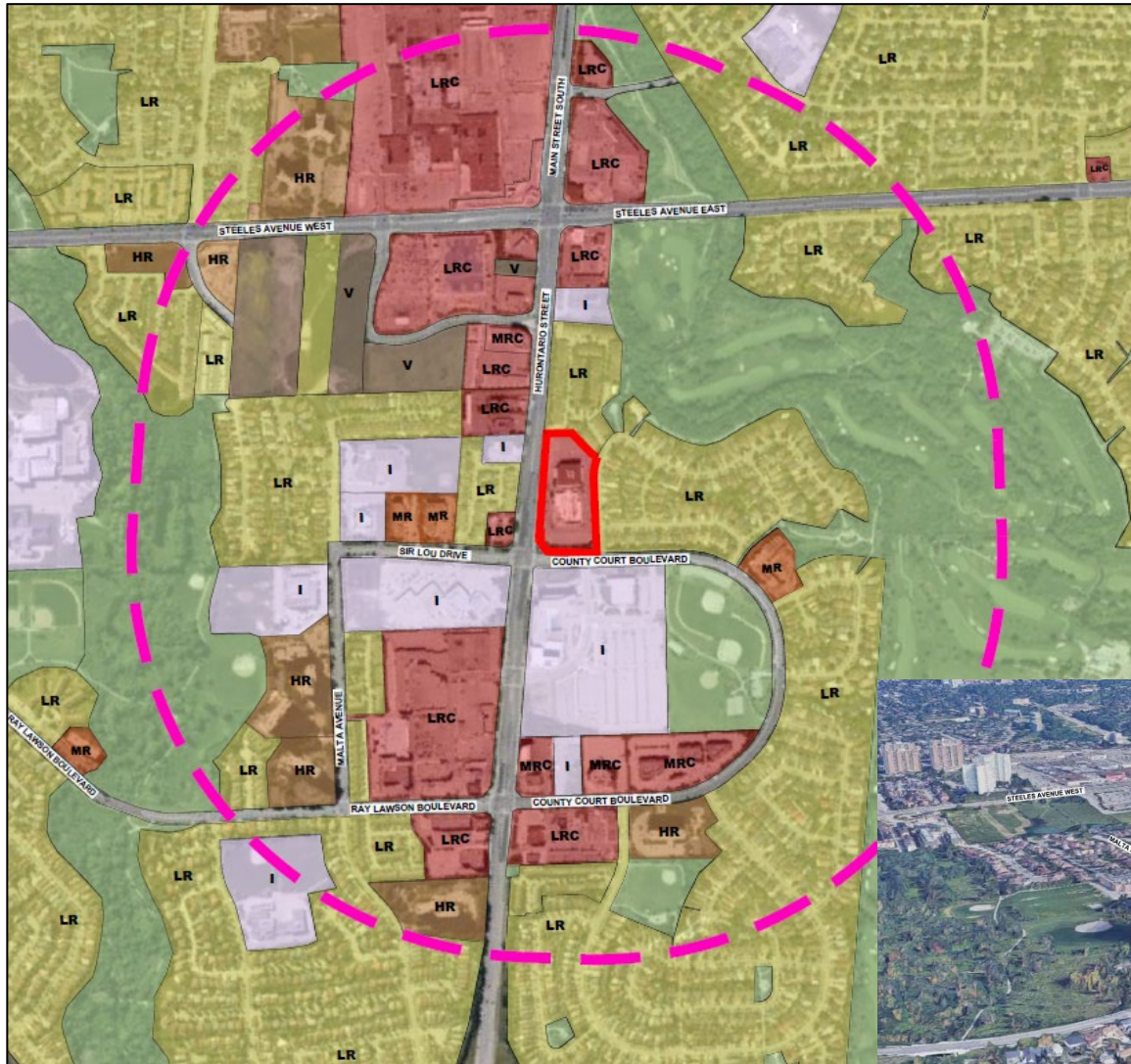
HURONTARIO LIGHT RAIL TRANSIT (LRT)



- Projected Hurontario LRT Completion: Fall 2024
- 18 km LRT line, featuring 19 stations/stops; including a stop at County Court Boulevard immediately abutting the subject site
- Peak LRT Service Headway: 7.5 minutes



BUILT FORM CONTEXT



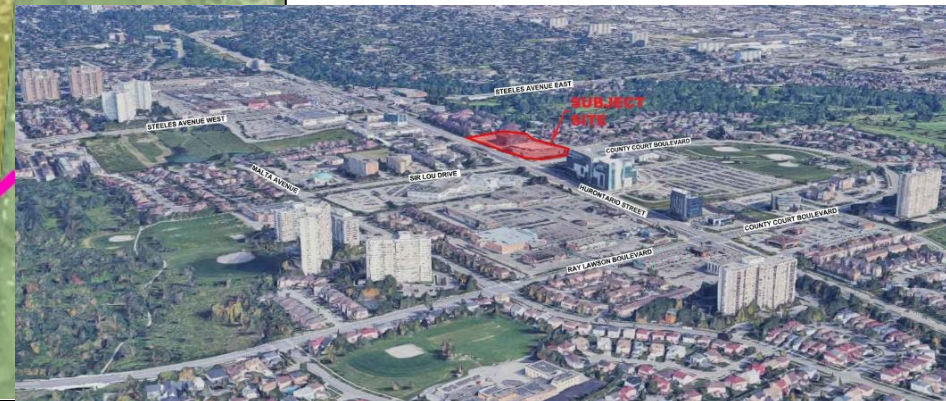
LEGEND

Subject Site

800m Radius from Subject Site

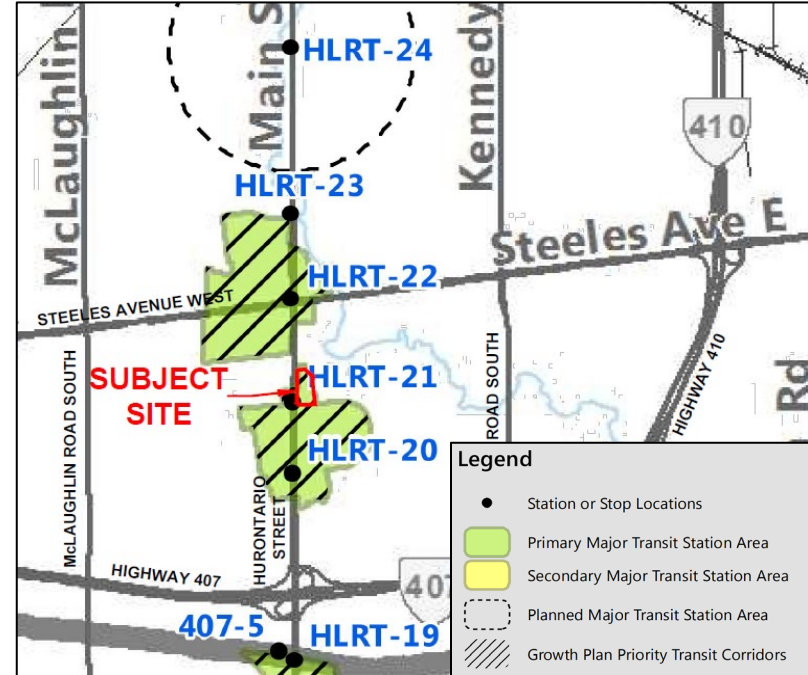
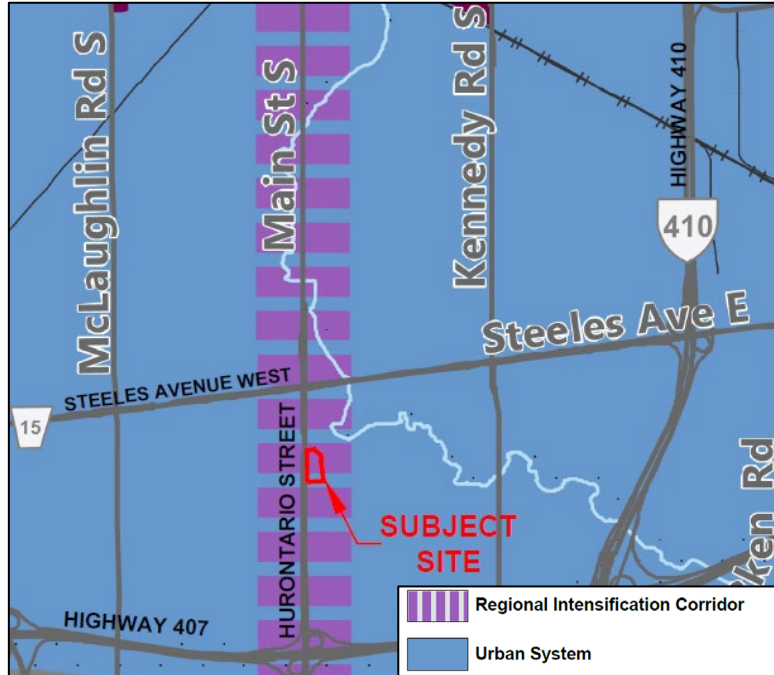
LAND USES

- Vacant / Undeveloped
- Commercial (1-2 Storeys)
- Low Density Residential (1-2 Storeys)
- Institutional (Schools, Recreation Centres, Places of Worship)
- Medium Density Residential (3-8 Storeys)
- High Density Residential (9+ Storeys)
- Parks & Natural Open Space





HLRT-20/21 MAJOR TRANSIT STATION AREA & REGIONAL INTENSIFICATION CORRIDOR

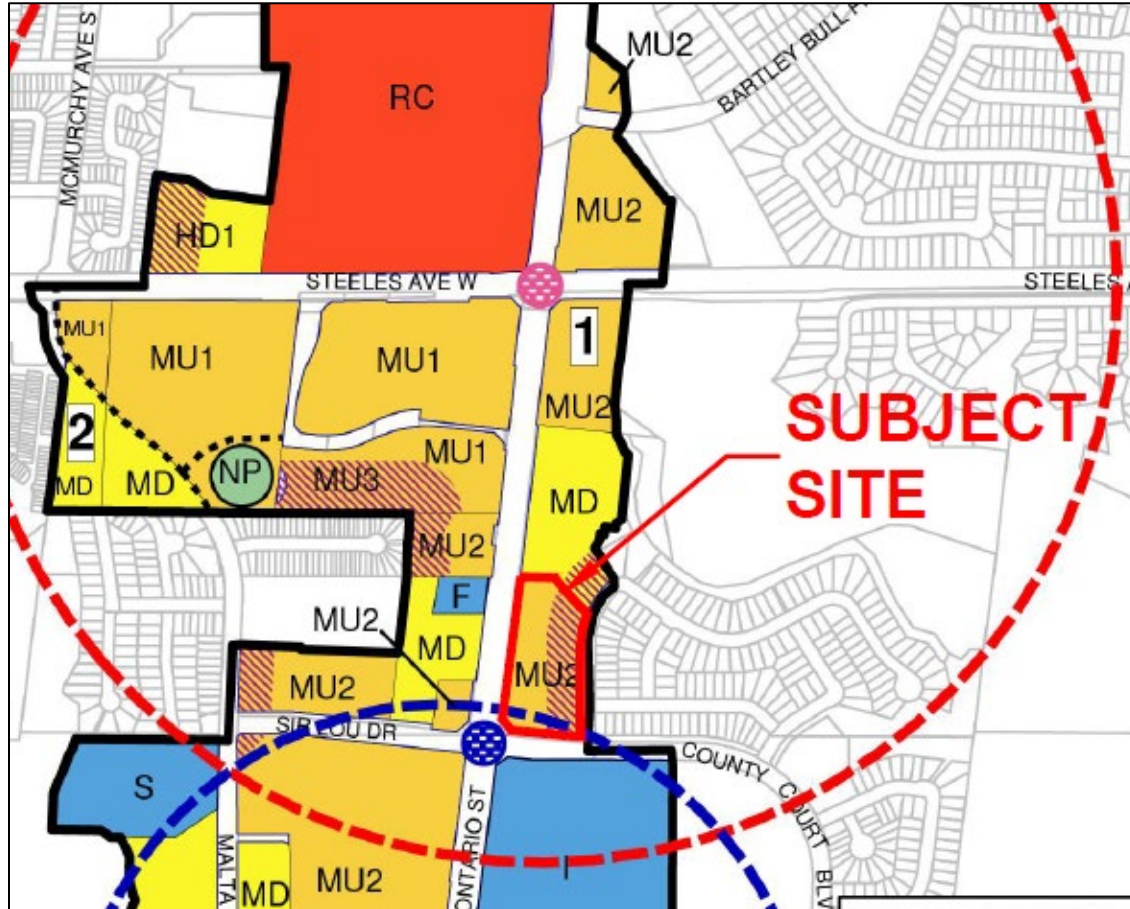


- Regional Intensification Corridor will be provided with LRT service by 2024
- Regional Intensification Corridor is a designated Provincial Priority Transit Corridor

- Major Transit Station Areas on Priority Transit Corridors shall be planned for a minimum density target of 160 persons and jobs combined per hectare



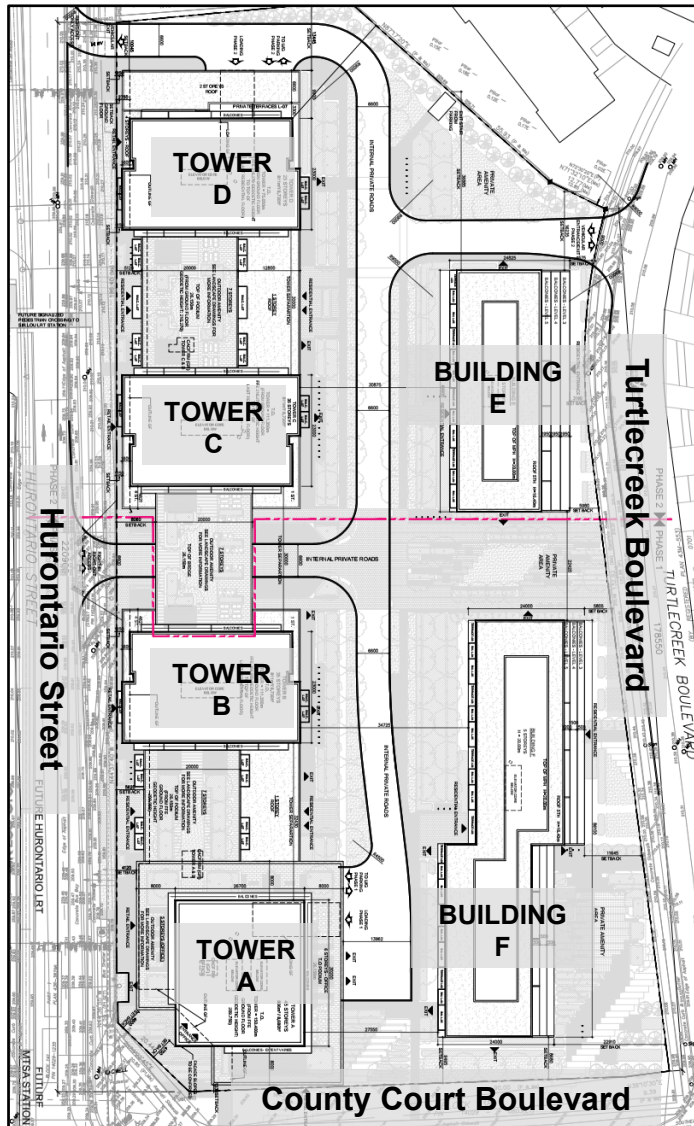
HURONTARIO-MAIN CORRIDOR SECONDARY PLAN



- | | |
|------------------------|------------------------|
| Subject Site | MD Medium Density |
| MU1 Mixed Use One | HD1 High Density One |
| MU2 Mixed Use Two | HD2 High Density Two |
| MU3 Mixed Use Three | RC Regional Commercial |
| Height Transition Area | NP Neighbourhood Park |
| Primary Gateway | Secondary Gateway |
| S Senior Public School | F Fire Station |
| I Institutional | NP Cemetery |



MASTER PLAN SUMMARY



Notable Site Statistics	
Max. Building Height	Tower A – 45 Storeys Tower B – 35 Storeys Tower C – 35 Storeys Tower D – 23 Storeys Building E – 5 Storeys Building F – 5 Storeys
Residential Units	1,610 units <ul style="list-style-type: none"> • 1 Bedroom: 865 (54%) • 2 Bedroom: 647 (40%) • 3 Bedroom: 92 (6%)
Residential Gross Floor Area	117,842 m ² (1,268,441 ft ²)
Non-Residential Gross Floor Area	8,545 m ² (91,978 ft ²) <ul style="list-style-type: none"> • Retail – 1,914 m² (20,602 ft²) • Office – 6,630 m² (71,365 ft²)
Floor Space Index (Gross)	5.83
Private Amenity Area	Total – 5,344 m ² (57,522 ft ²) <ul style="list-style-type: none"> • Indoor – 2,800 m² (30,139 ft²) • Outdoor – 2,544 m² (27,383 ft²)
Parking	1,783 spaces (4 levels of underground)
Bicycle Parking	905 spaces



MIXED USE



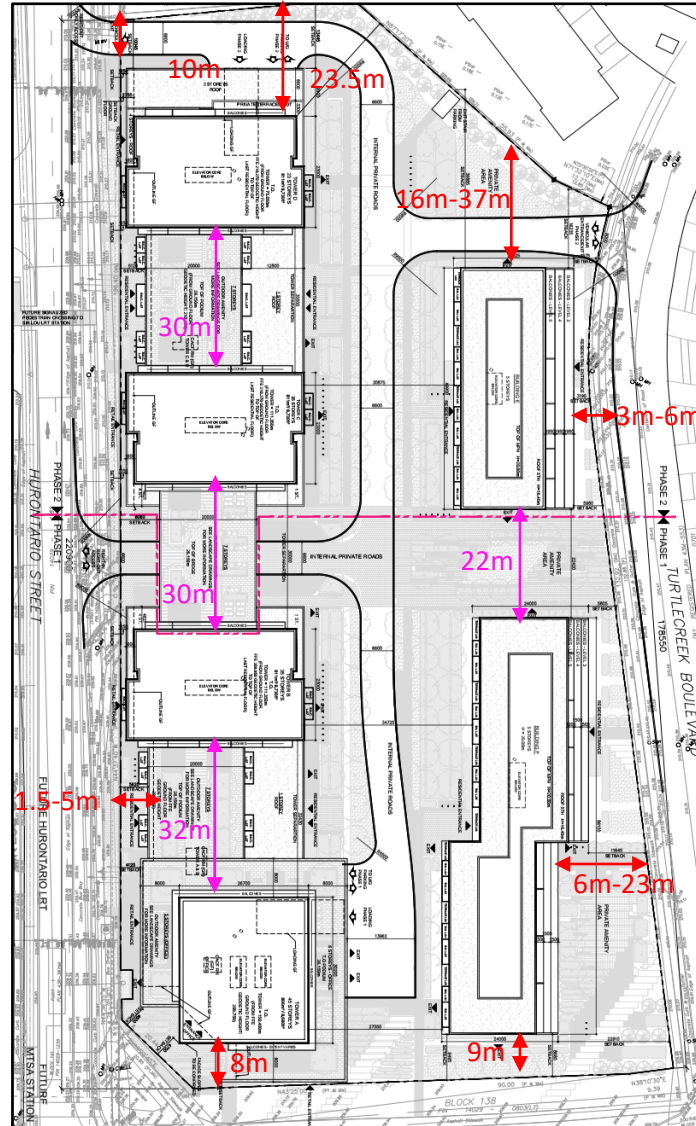
Street Retail

Office



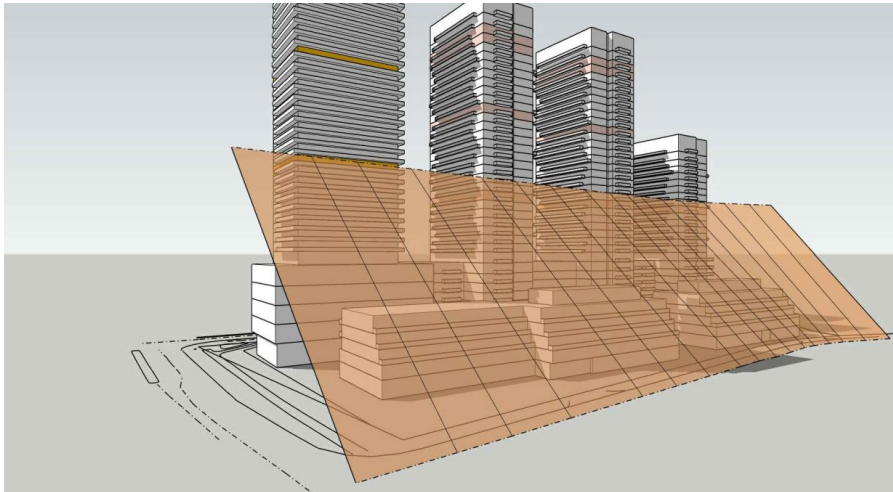


TRANSITIONS, SETBACKS AND SEPARATIONS

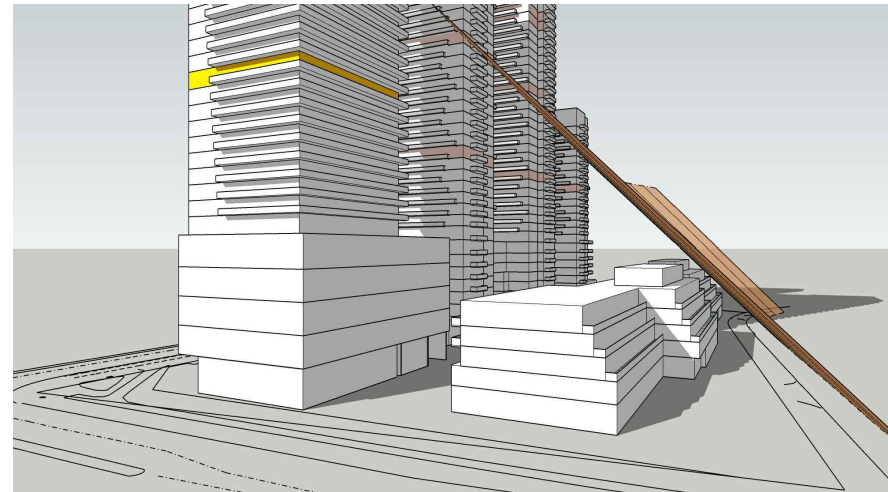
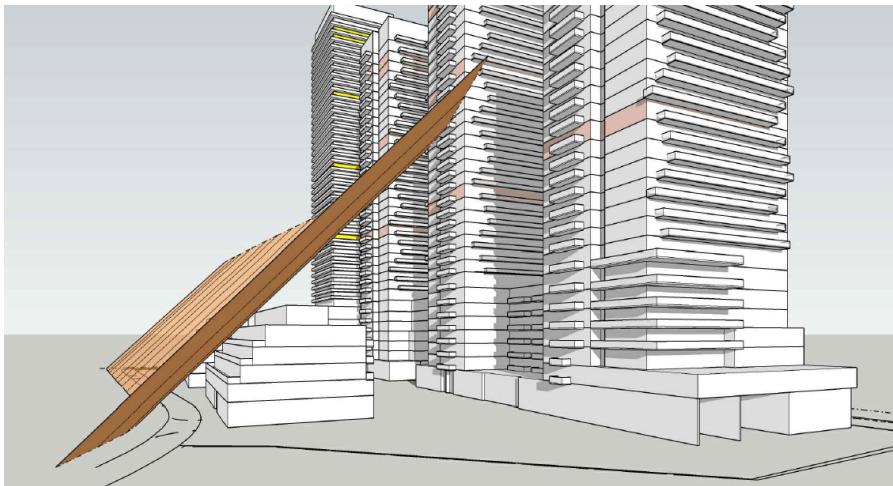




TRANSITIONS, SETBACKS AND SEPARATIONS



- Mid-rise buildings fall beneath a 45-degree angular plane measured from the centerline of Turtlecreek Boulevard in compliance with Secondary Plan 'Height Transition Area'.





LANDSCAPE CONCEPT PLAN



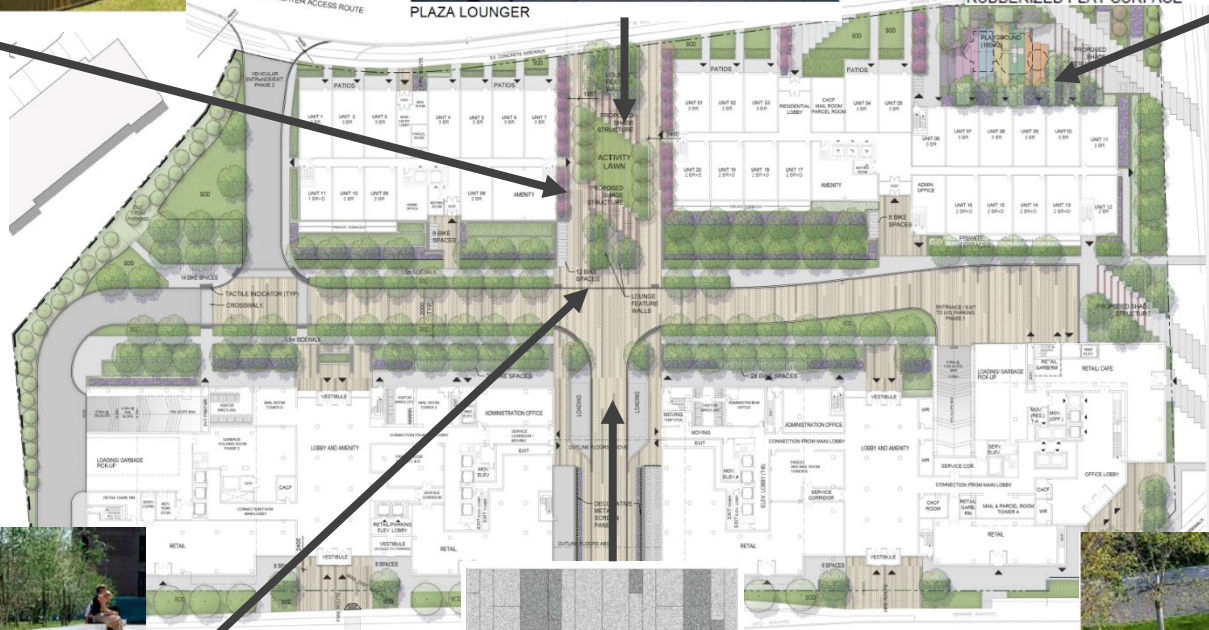
PLAZA SHADE STRUCTURE



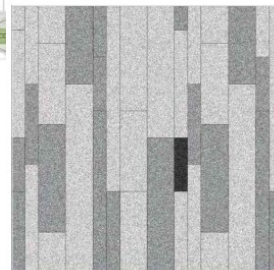
PLAZA LOUNGER



RUBBERIZED PLAY SURFACE



SEATWALL



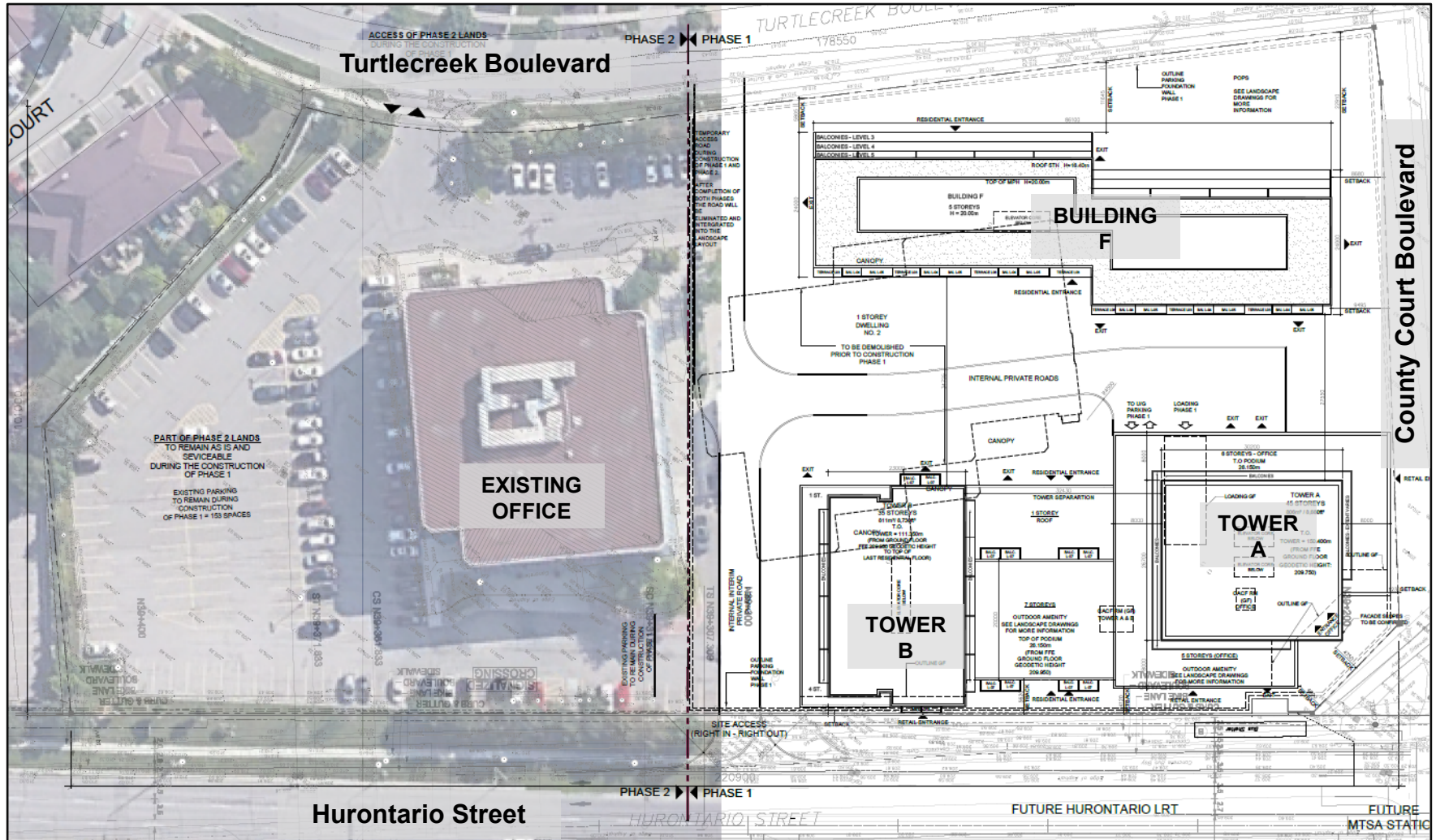
UNIT PAVING



DECORATIVE PAVING



PHASING





PRELIMINARY RENDERINGS





PRELIMINARY SUSTAINABILITY GOALS

Built Environment:

- Compact, transit oriented development within a MTSA and along a LRT Transit Corridor.
- Intensification of underutilized lands within the City's Built-Up Area.
- Mixed use development, along a Regional Intensification Corridor to optimize land use synergies between residential and non-residential uses to reduce reliance on the personal automobile and encourage the use of transit and active transportation methods.
- Range of residential unit sizes, including family sized units, to meet the needs of the local market.

Mobility:

- Safe and convenient connections from the development to adjacent municipal sidewalks and the Mobility Hub Station located at Steeles Avenue and Hurontario Street (HLRT-22) and abutting County Court (HLRT-21) Station.
- Shared internal woonerf/courtyard, that utilizes landscape design features such as enhanced paving materials and other structural elements to convey pedestrian priority.
- Bicycle parking areas within the development to encourage cycling and the use of existing/planned bike lanes.
- Fluctuating building podium setbacks along Hurontario Street that provide a covered and enlarged pedestrian zone that enhances the appearance of the public realm and increases pedestrian utility.

Open Space:

- Outdoor amenity areas along Turtlecreek Boulevard along with private rooftop amenity areas along Hurontario Street to meet the amenity needs of the development and the larger community.
- Native, drought tolerant plant species with provision for adequate soil volumes to maintain the long-term health and viability of proposed plantings.

Green Building Infrastructure:

- Green Building Infrastructure shall be confirmed at the detailed design stage. Green building initiatives could include:
 - Whiteroof Pavers;
 - Rainwater Re-use;
 - Green Roofs (on all accessible roofs);
 - Use of locally sourced building materials;
 - Energy/water efficient fixtures;
 - Electric Vehicle Parking Preparedness.



THANK YOU