



PLANNING AND DEVELOPMENT SERVICES COMMITTEE MEETING

137 STEELES AVENUE WEST

CITY OF BRAMPTON

ZONING BY-LAW AMENDMENT (OZS-2023-0018)

AVALON DEVELOPMENTS INC.

JULY 31, 2023

WESTON
CONSULTING

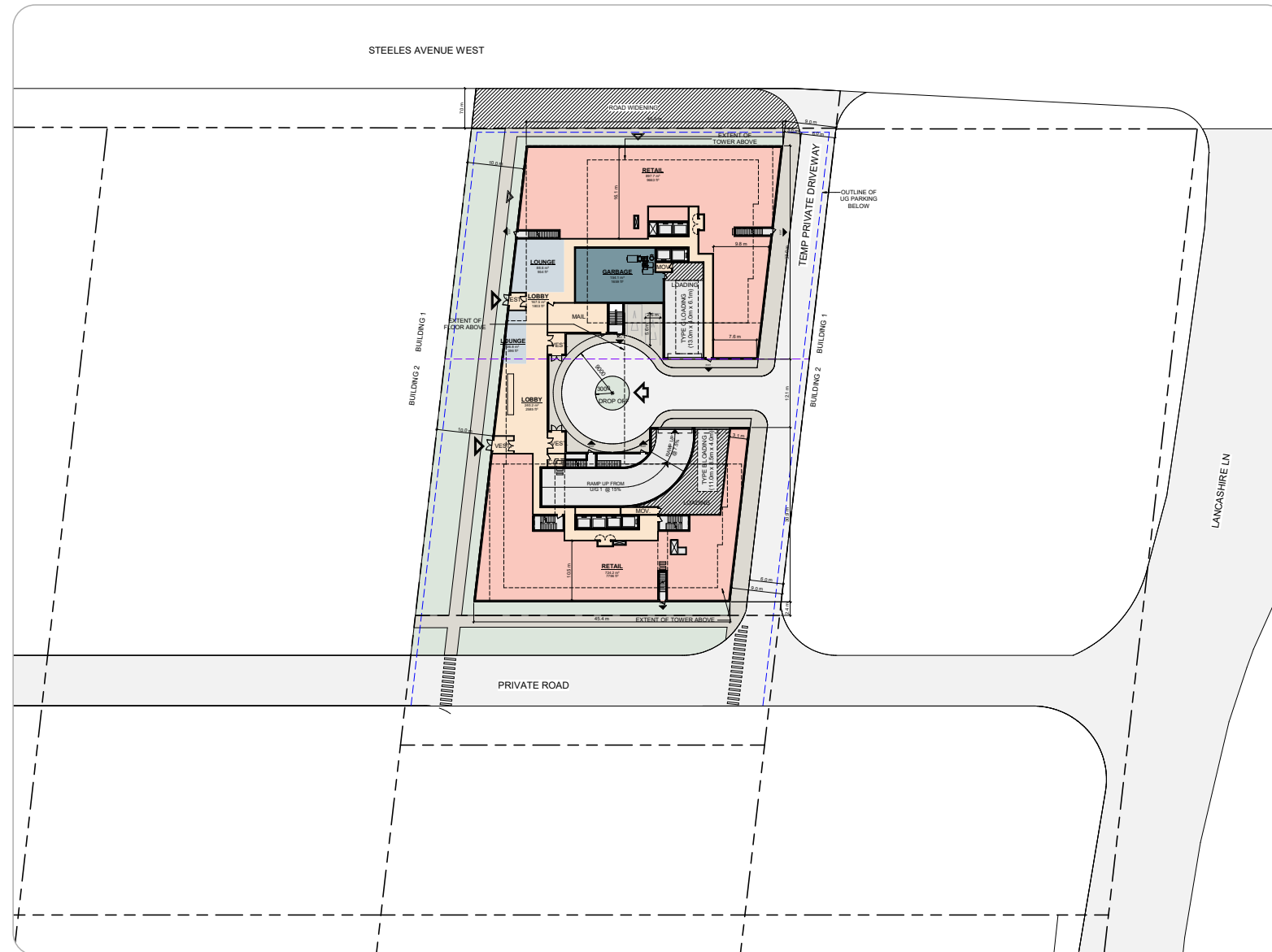


SUBJECT PROPERTY



- Location: West of Steeles Avenue West and Hurontario Street intersection
- Phase 1 Lands
 - Area: 6,064 square metres
 - Depth: 115 metres
 - Frontage: 65 metres
- Current Use: Single-detached residential dwelling and accessory structure

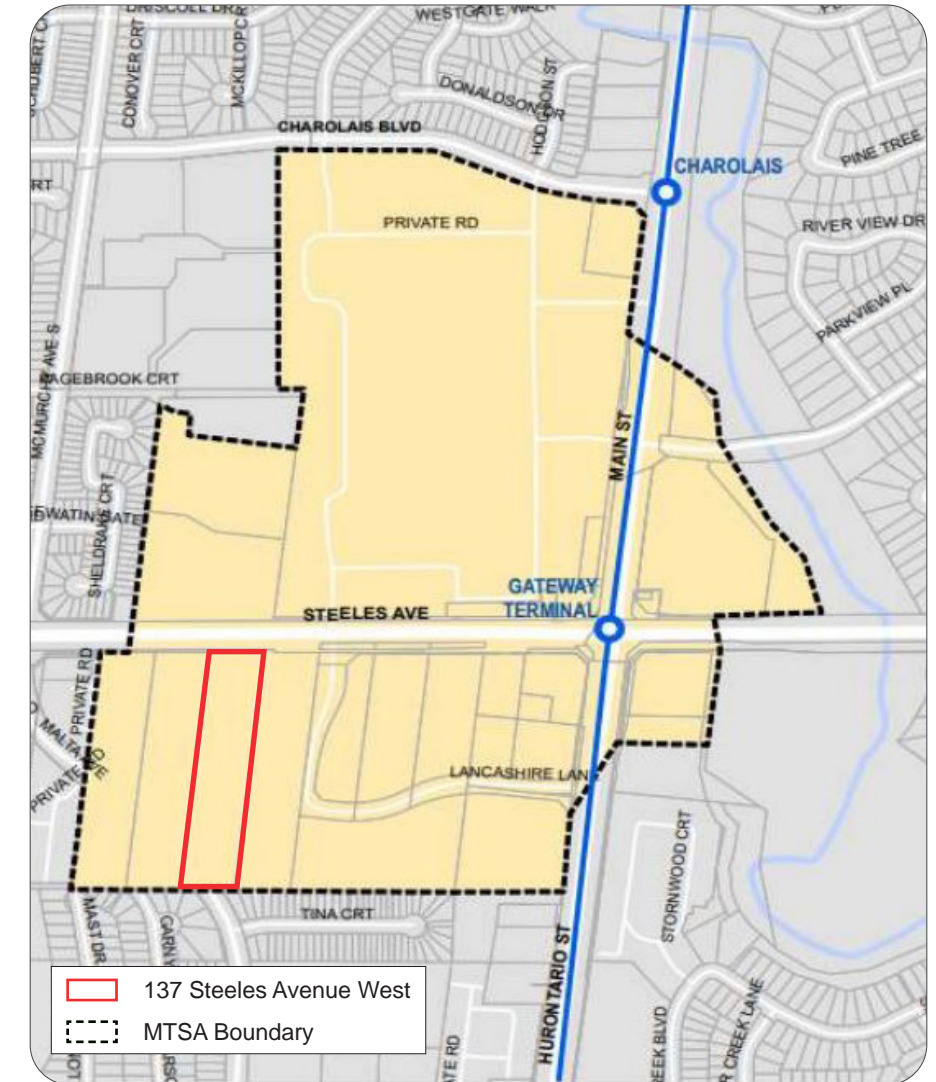
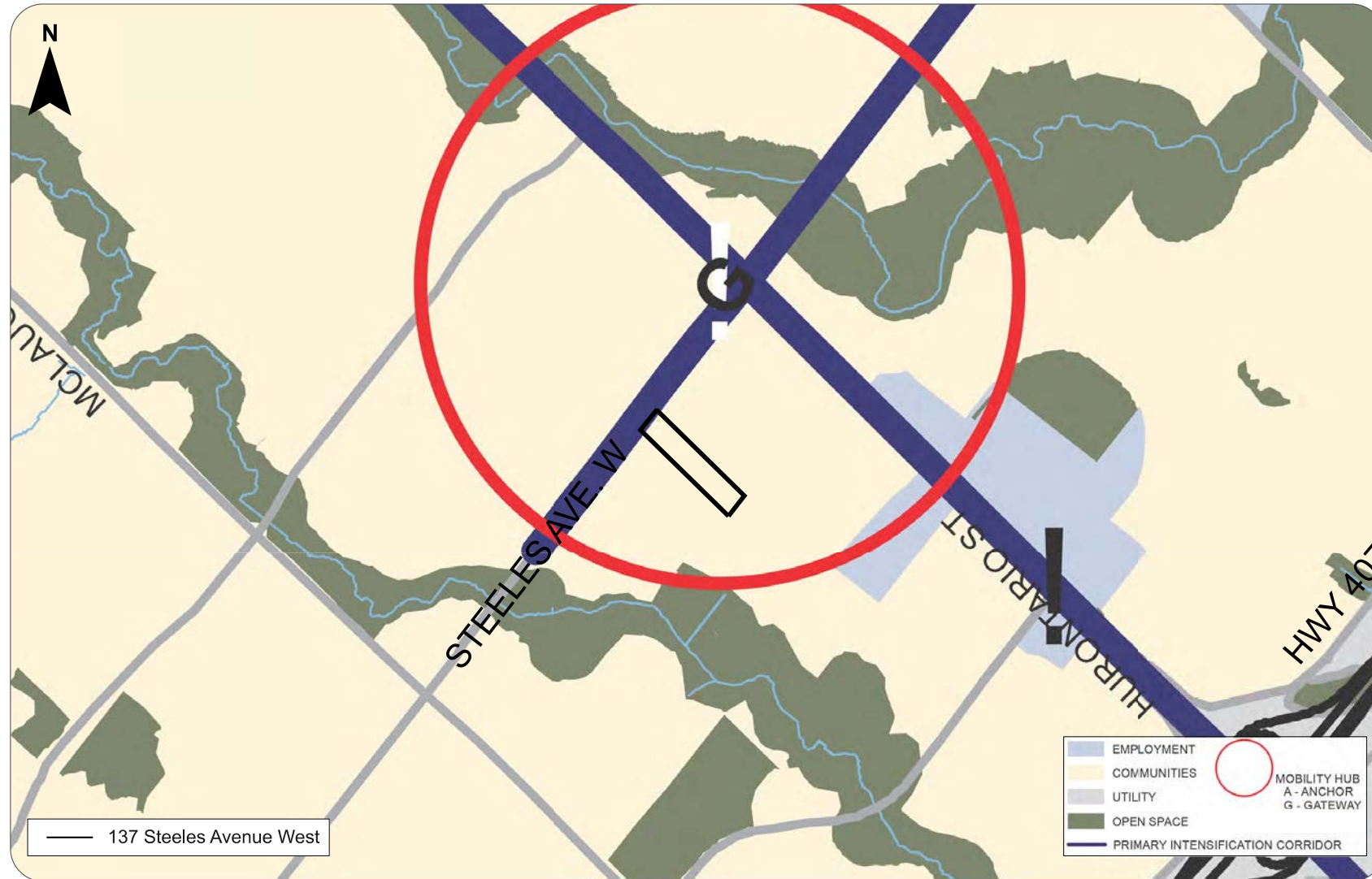
PROPOSED DEVELOPMENT - GROUND FLOOR PLAN



- Gross Floor Area (GFA): 80,422 square metres
- FSI: 13.2 (based on Phase 1 Lands area only)
- Height: 45 (140 metres) and 50 storeys (155 metres)
- Retail GFA: 1,622 Square metres
- 1,147 residential units
 - 450 one-bedroom units
 - 634 two-bedroom units
 - 63 three bedroom units
- 640 parking spaces
- Indoor Amenity Area: 15,69 square metres

Site Plan Prepared by Turner Fleischer

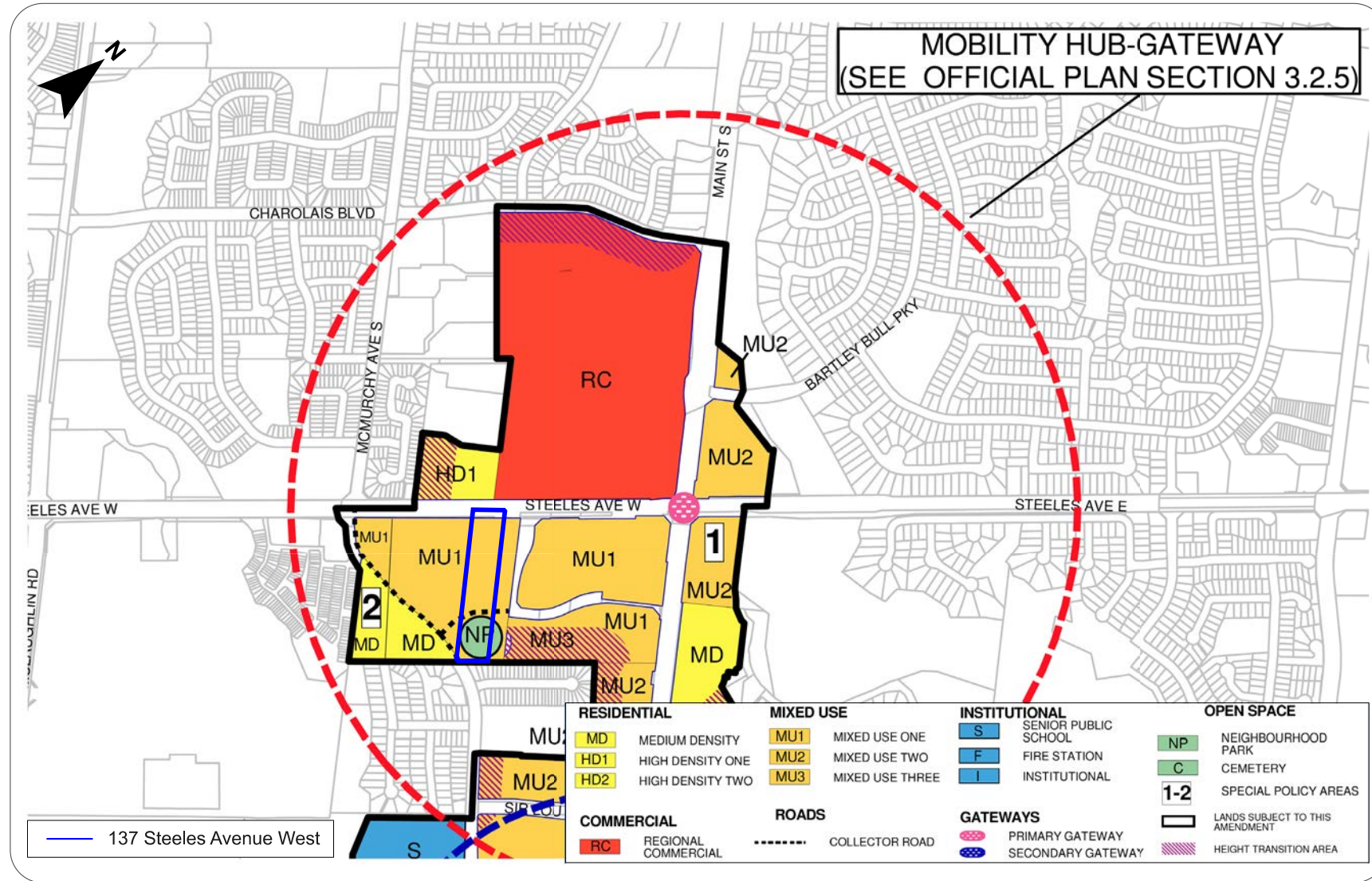
PLANNING FRAMEWORK – CITY OF BRAMPTON OFFICIAL PLAN AND MTSA BOUNDARY



City of Brampton Official Plan 2008 – Schedule 1 City Concept

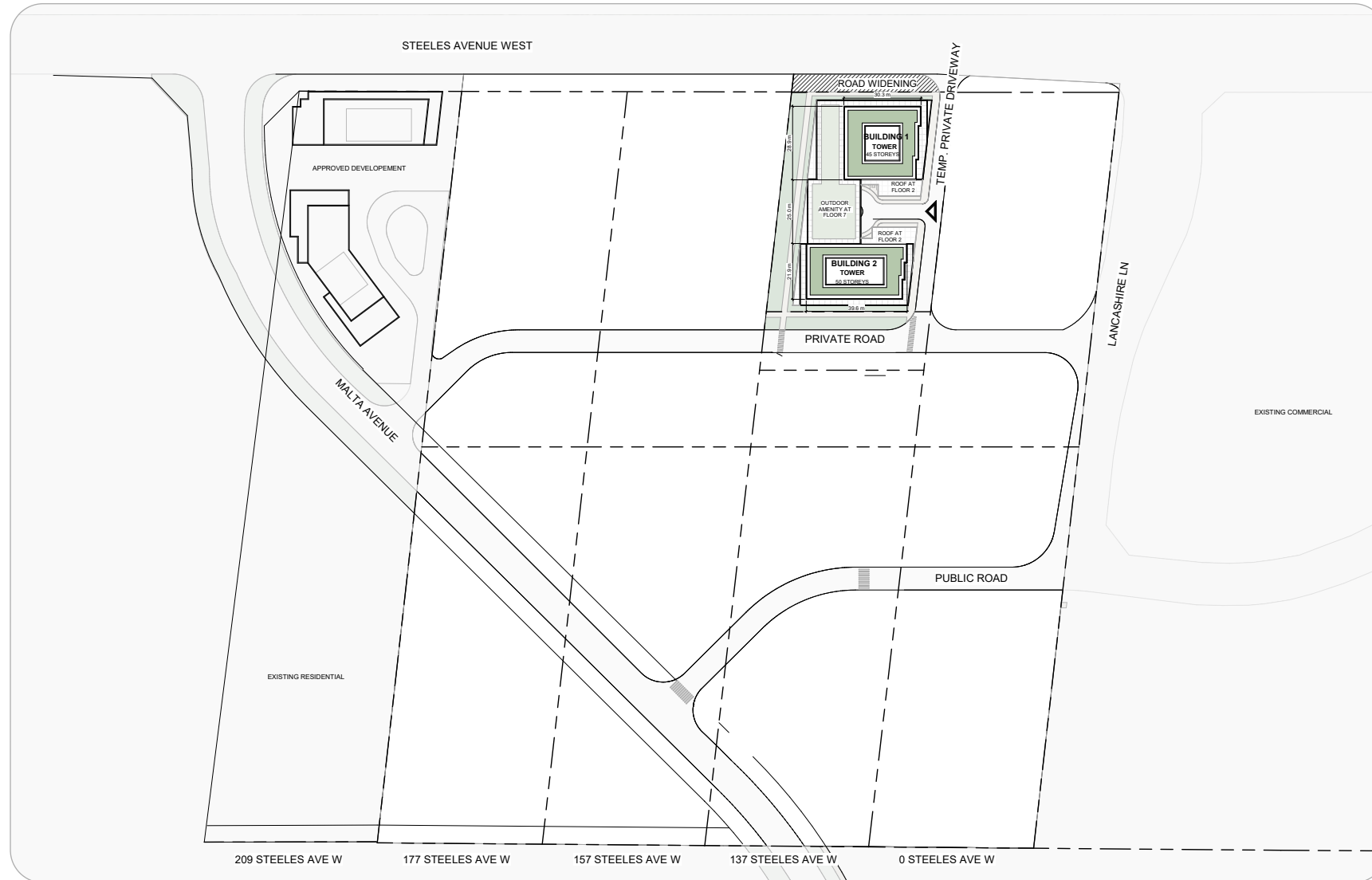
Gateway Terminal MTSA Boundary

PLANNING FRAMEWORK – CITY OF BRAMPTON OFFICIAL PLAN – HURONTARIO MAIN SECONDARY PLAN



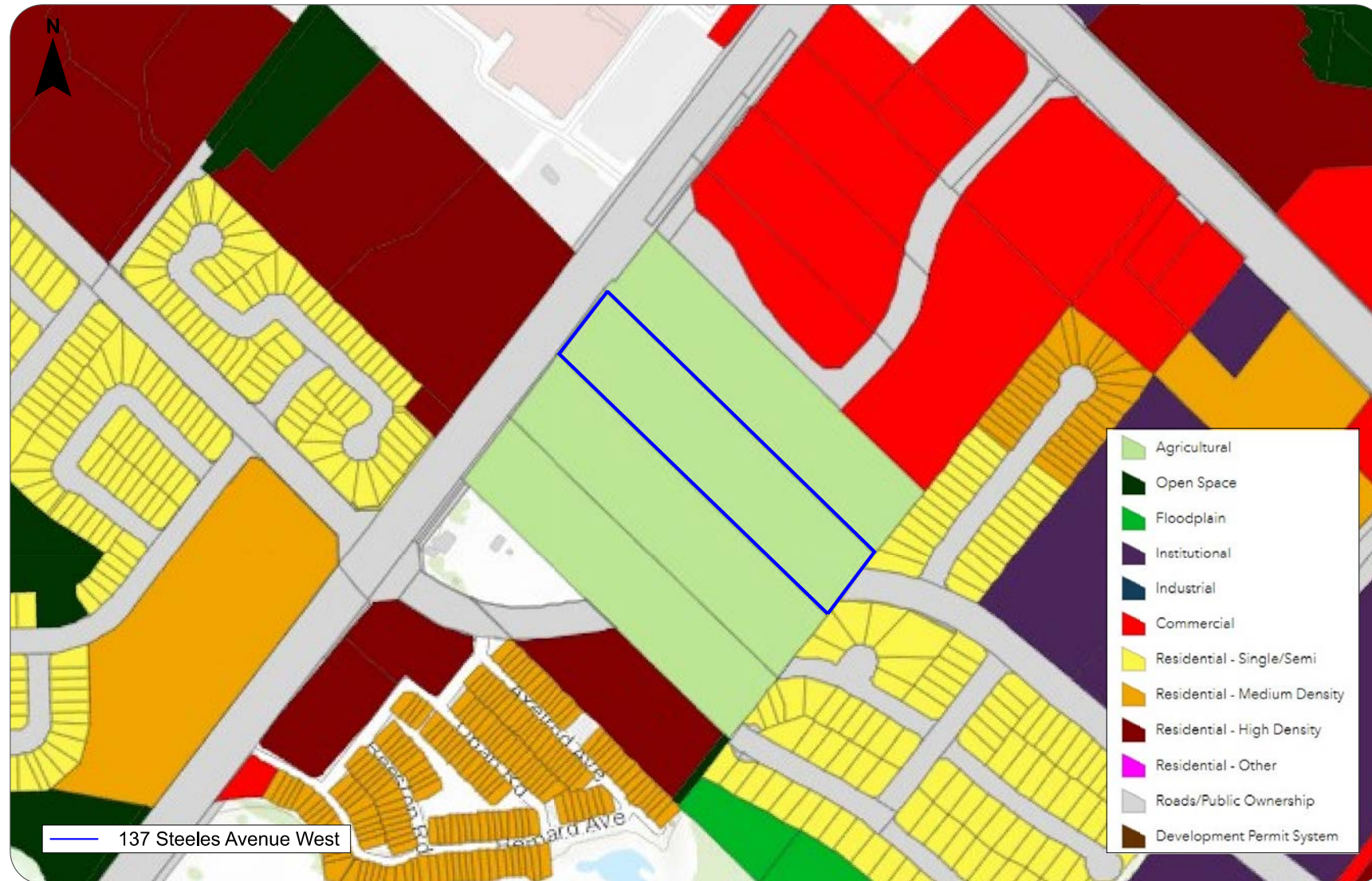
- Designation: Mixed Use 1
- 5.3.1 iii) High density residential dwellings in accordance with Section 4.2 of the Official Plan shall be permitted.
- 5.9.1 ii) Promote the use of public transit in conjunction with land use policies that will provide the support and ridership for a higher order transit system.

TERTIARY PLAN



Currently under Review by City of Brampton,
Region of Peel and Commenting Agencies for
Future Council Endorsement

CITY OF BRAMPTON ZONING BY-LAW 270-2004



City of Brampton –Brampton Zoning Map

- Existing Zoning Classification:
 - Agricultural
- Proposed Zoning Classification:
 - Residential Apartment B (R4B)

Proposed Site-Specific Provisions

- Front Yard Depth
- Interior Side Yard Width
- Rear Yard Depth
- Building Height
- Lot Coverage
- Landscaped Open Space Area
- Floor Space Index
- Below Grade Setback
- Required Parking for Residential Uses
- Required Visitor Parking for Residential Uses
- Landscape Strip along Steeles Avenue West

PROPOSED DEVELOPMENT



Renderings, prepared by Turner Fleischer

Thank You
Comments & Questions?

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