

STATUTORY PUBLIC MEETING – SEPTEMBER 11, 2023

APPLICATION to AMEND the OFFICIAL PLAN and ZONING BY-LAW

**2811135 ONTARIO INC.
2803832 ONTARIO INC.**

1286, 1298, 1300, 1306 QUEEN STREET WEST

**CITY FILE: OZS-2023-0024
WARD: 4**



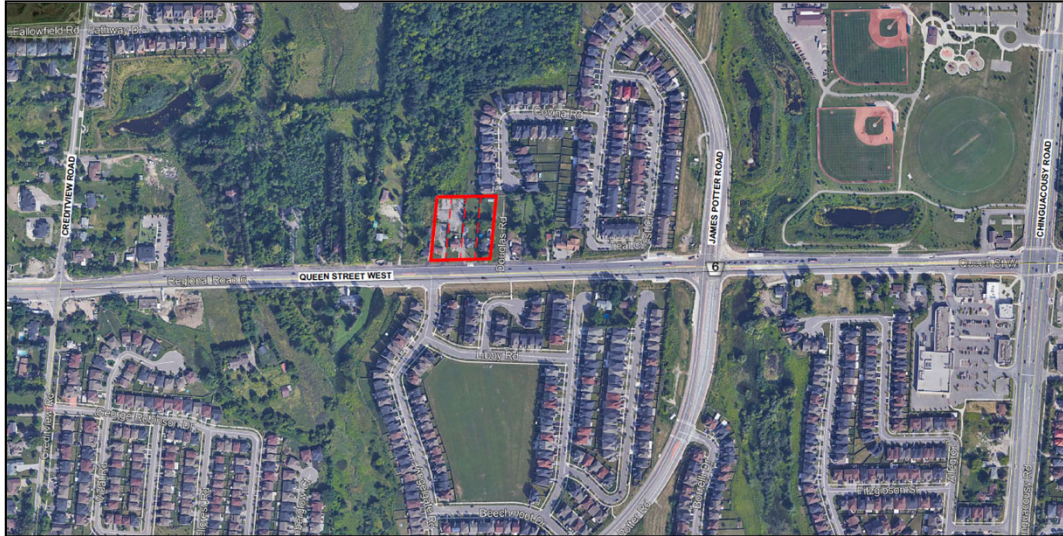
Gagnon Walker Domes Ltd.

7685 Hurontario Street, Suite 501
Brampton, Ontario
L6W 0B4
P (905) 796-5790

www.gwdplanners.com



SUBJECT SITE and CONTEXT



Site Area, Frontage

~0.78 hectares

~86 metres – Queen Street West

~92 metres – Douglas Road (Unopened)

Existing Use

Four (4) single detached dwellings and accessory detached structures

Site Context, Community Facilities, Amenities

Located within in the Community of Spring Valley, east of the Springbrook Tertiary Plan

Located within a ~800 metre or a 10-minute walk of: 7 public parks, 6 schools, 4 places of worship

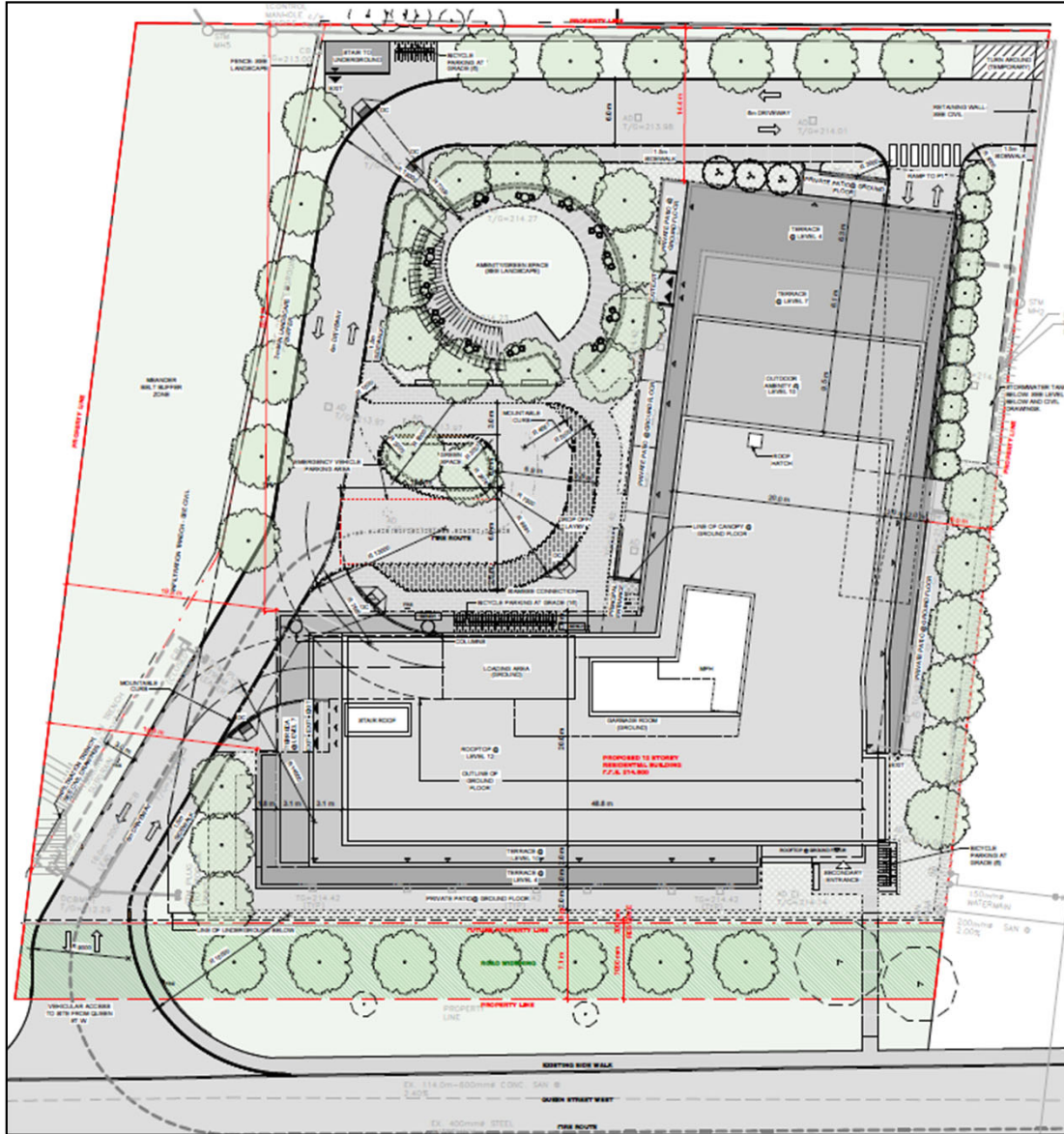
Direct access to public transit: ZUM 561, Brampton Transit Bus Routes 1, 4, 6, 10, 55

Located within a ~500 metre distance to nearby commercial complexes located on the southeast and southwest corners of Queen Street and Chinguacousy Road.



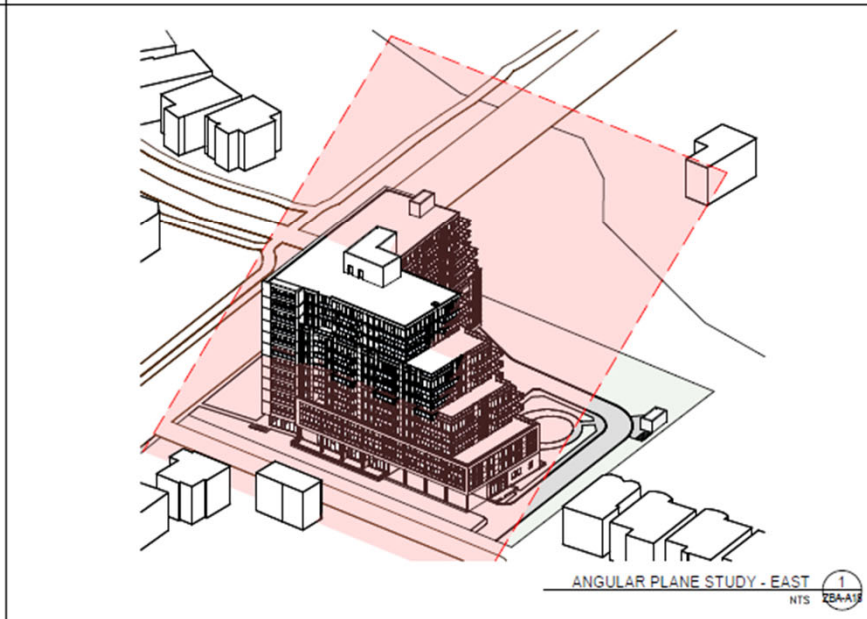
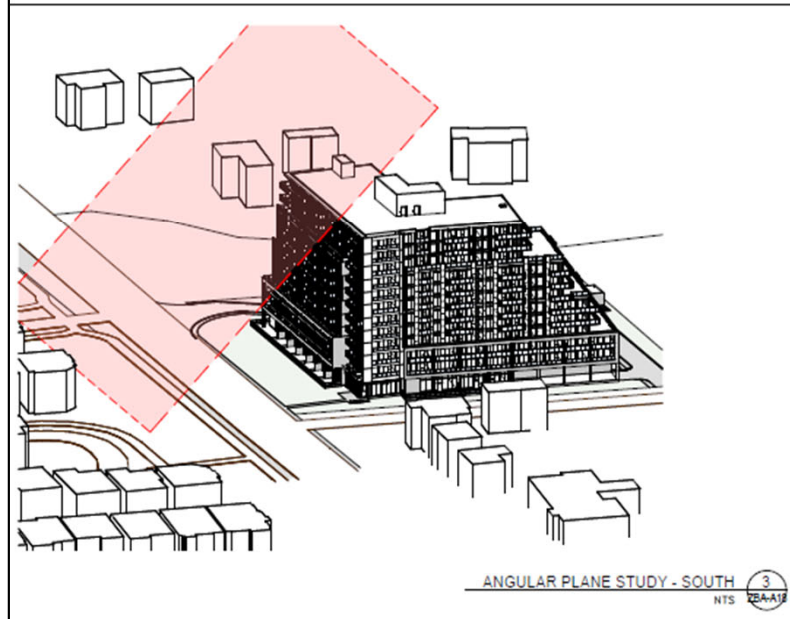
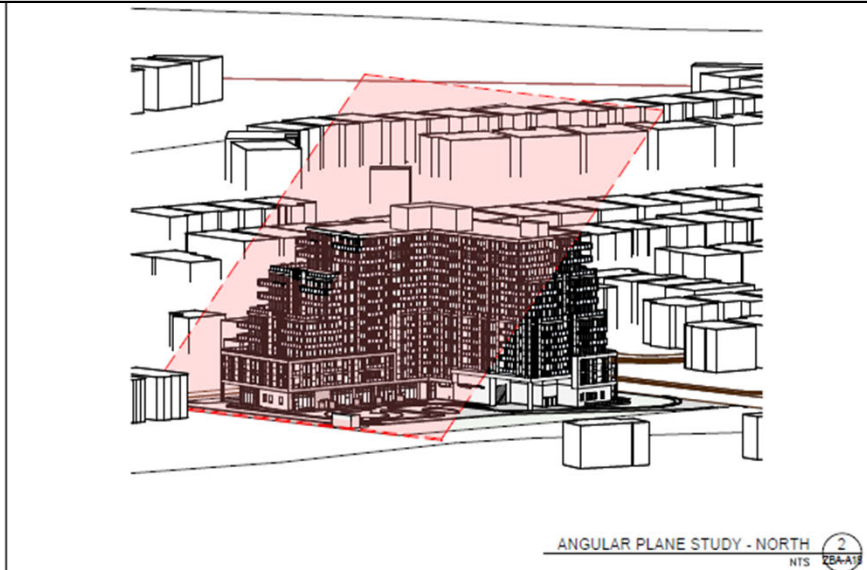
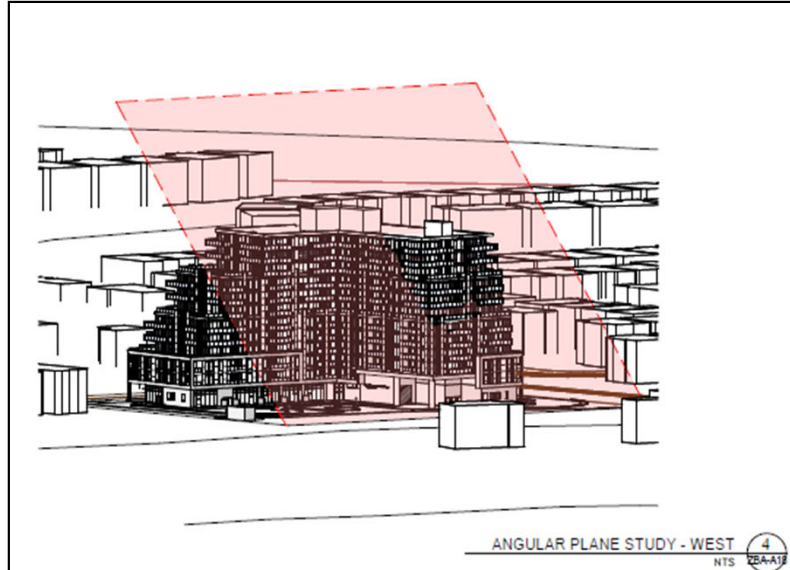


ARCHITECTURAL SITE PLAN, PERSPECTIVES



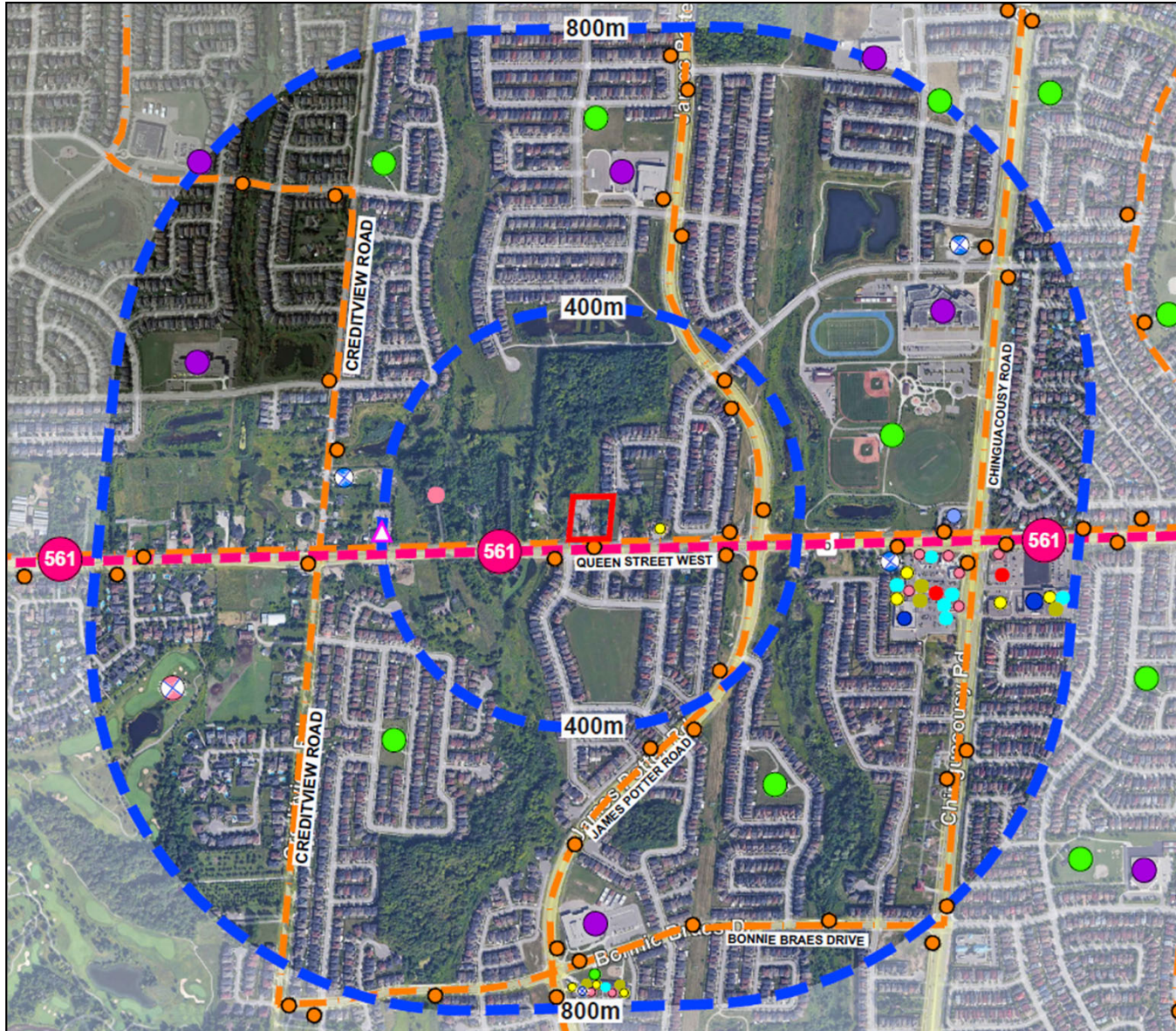


ANGULAR PLANE ANALYSIS





SUSTAINABILITY SCORE



Proposal has achieved the “Silver Threshold”.

Score to be re-evaluated during planning process and future detailed design stage.

- SUBJECT SITE
- 400m-800m RADIUS from SUBJECT SITE
- BRAMPTON TRANSIT BUS STOPS
- BRAMPTON RAPID TRANSIT ROUTE, ZUM 561
- BRAMPTON TRANSIT ROUTES
- SCHOOLS
- DAYCARE CENTRES
- PLACES OF WORSHIP
- RECREATIONAL FACILITIES
- PARKS
- GENERAL RETAIL / BANKS
- EMPLOYMENT / OFFICE
- CONVENIENCE / GAS STATION
- RESTAURANT / TAKE-OUT / COFFEE SHOP
- GROCERY STORE
- PHARMACY / MEDICAL OFFICE / VETERINARY
- HAIR SALON / NAIL SALON



APPLICATION TECHNICAL STUDIES, REPORTS, PLANS

- 1) Boundary and Topographic Plan of Survey
- 2) Constraint Plan
- 3) Tertiary Plan
- 4) Architectural Plans
- 5) Waste Management Plan
- 6) Sun and Shadow Study
- 7) Urban Design Brief
- 8) Landscape Concept Plan
- 9) Tree Evaluation Report
- 10) Functional Servicing and Stormwater Management Report
- 11) Site Servicing and Grading Plans
- 12) Noise Feasibility Study
- 13) Transportation Impact Study
- 14) Archaeological Assessment
- 15) Environmental Site Assessment
- 16) Wind Study
- 17) Planning Justification Report
- 18) Preliminary Housing Analysis
- 19) Sustainability Score and Summary
- 20) Draft Official Plan and Zoning By-law Amendments