



241 QUEEN STREET EAST

# Planning & Development Committee

September 25<sup>th</sup>, 2023



# Presentation Outline

- **Site Location and Surrounding Area**
- **Land Use Designations**
- **Housing Context**
- **Existing Transportation**
- **Planned Transportation**
- **Proposal Overview**
- **Zoning By-Law Amendment**
- **Next Steps**

# SITE LOCATION



# SURROUNDING AREA

## NORTH

- Commercial uses, restaurants, and other service
- Large High School located further north

## EAST

- Auto service centre and sales establishment
- High-rise residential building further east

## SOUTH

- Various commercial and industrial uses
- Trucking training facility with outdoor parking/storage

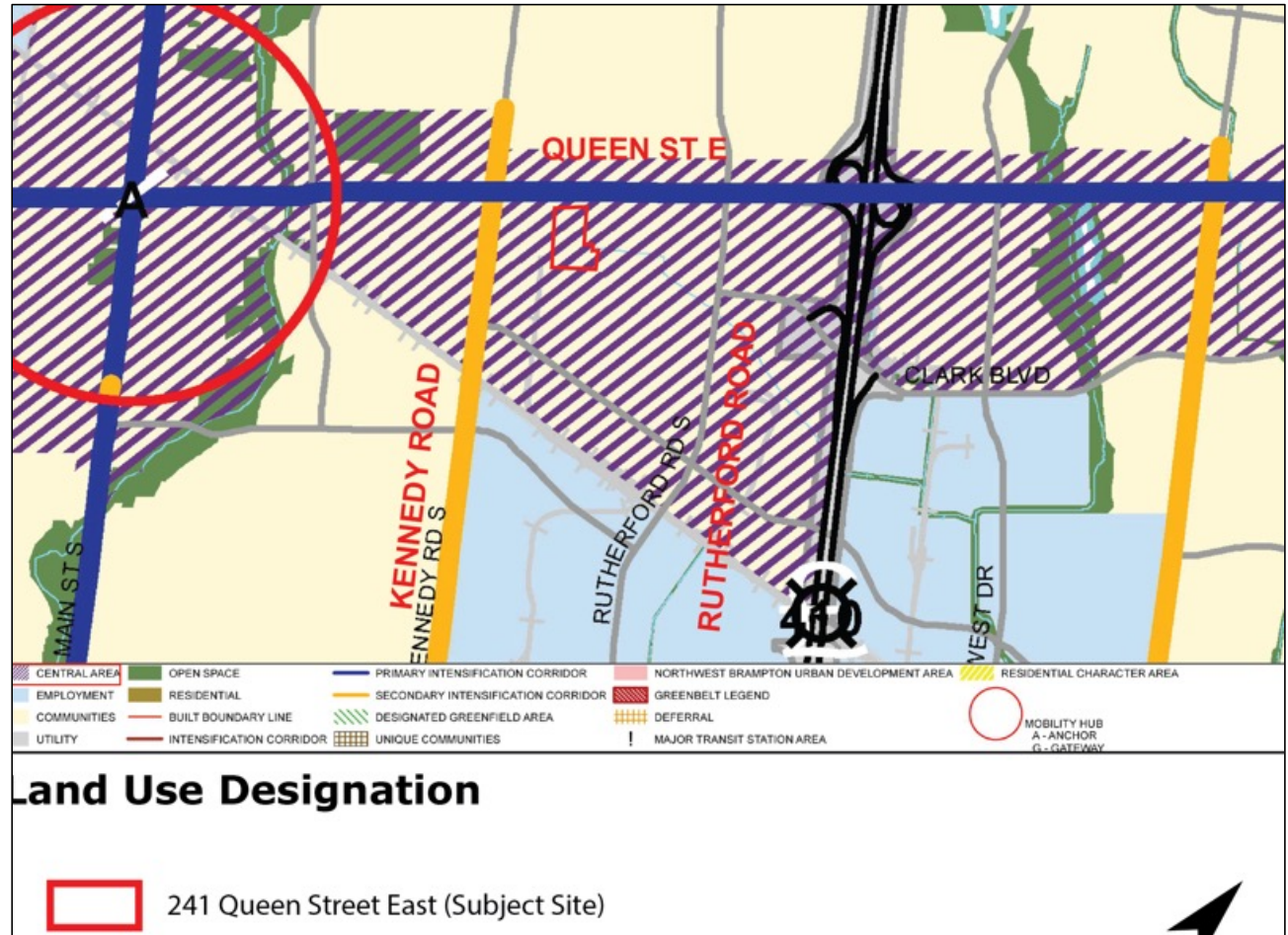
## WEST

- Small strip mall with commercial services and restaurants



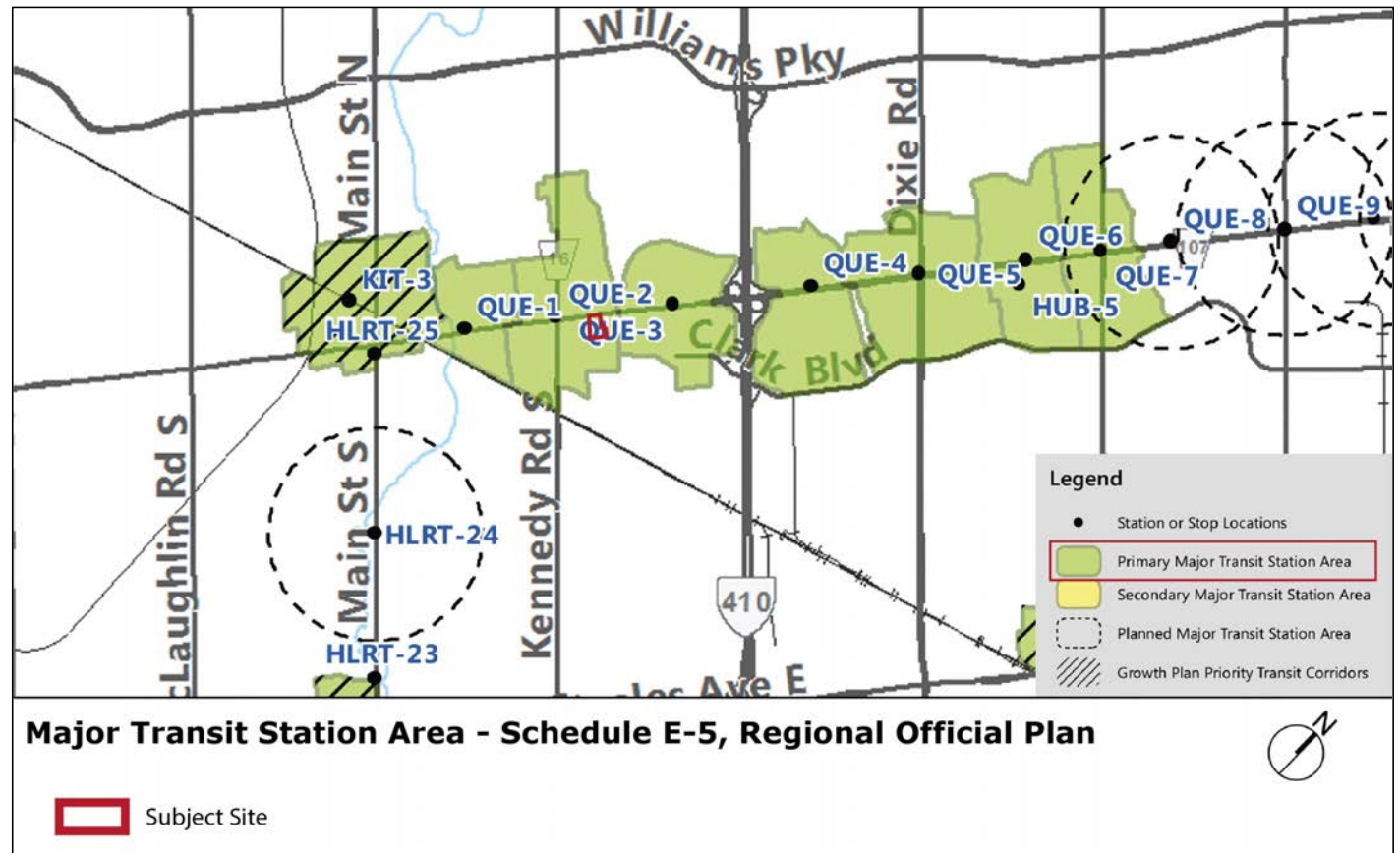
# LAND USE DESIGNATIONS

- Land Use **Schedule A** designates the subject site as **Central Area**
  - **Queen Street** - Primary Intensification Corridor
  - **Kennedy Road** - Secondary Intensification Corridor



# LAND USE DESIGNATIONS

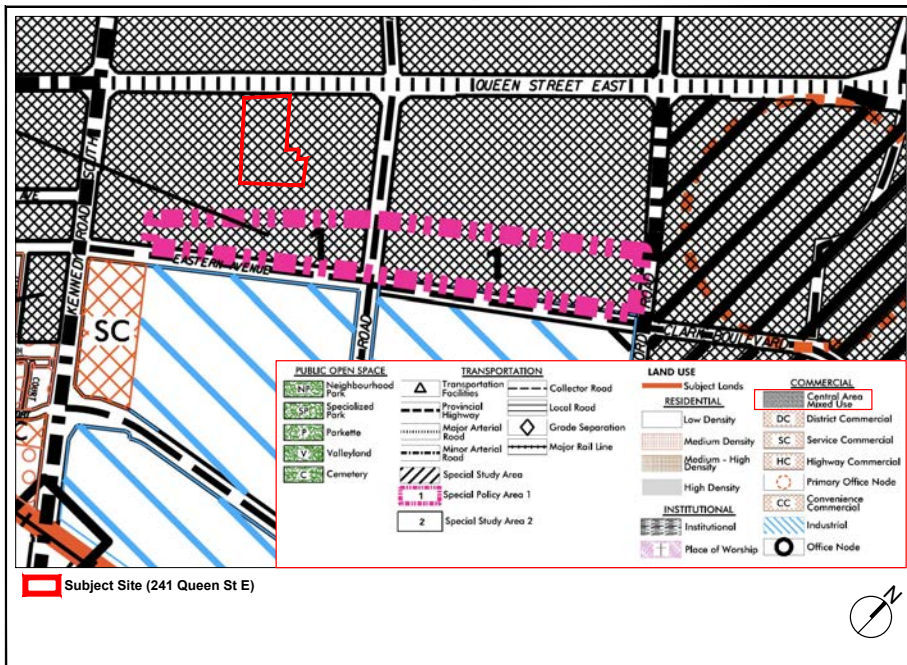
- Schedule E-5 of the Regional Official Plan - Kennedy PMTSA



# LAND USE DESIGNATIONS – SECONDARY PLAN

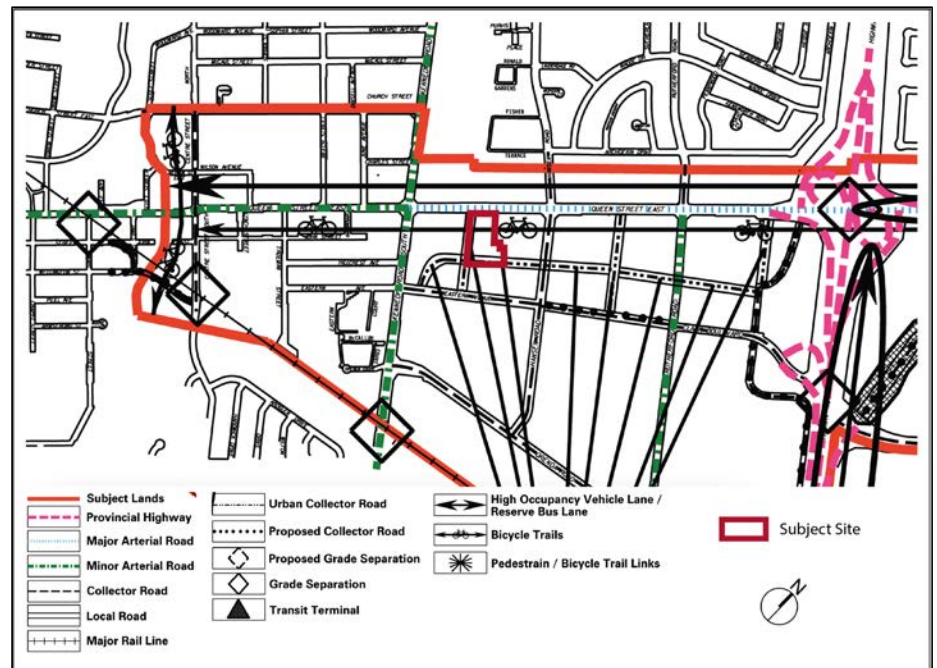
## SPA 36: Queen Street Corridor

### Schedule A – Land Use Designations



- Subject Site - Central Area Mixed Use

### Schedule B – Transportation Elements



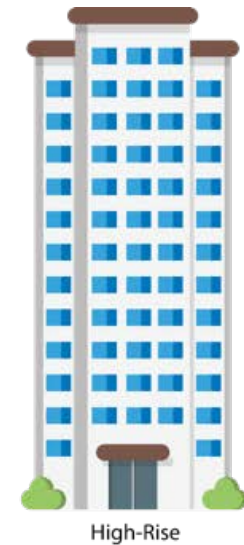
- Queen Street East – Major Arterial and Bicycle Trail
- Proposal implements the proposed Urban Collector Roads as per the Secondary Plan

# HOUSING CONTEXT

Single detached homes are the predominant housing type within the City of Brampton

- Single detached houses = 52.6 %
- Semi-detached and Row houses = 26.2 %
- Duplex buildings = 6.6 %
- Low-rise Apartment buildings (less than 5 storeys) = 4.4 %
- Apartment buildings (5 or more storeys) = 10.2 %

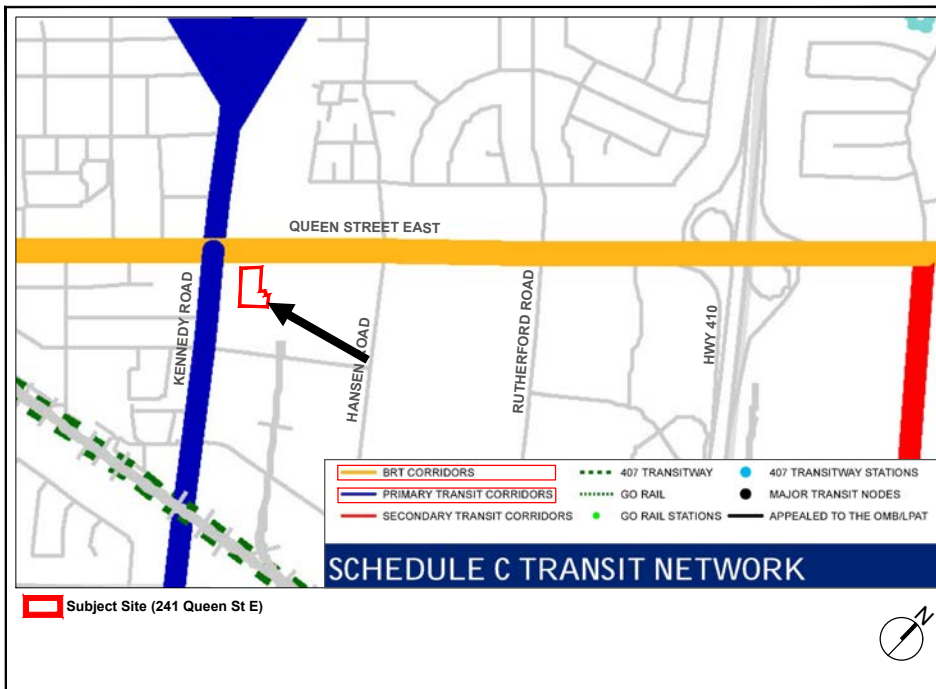
(Census Profile, 2021 Census of Population)





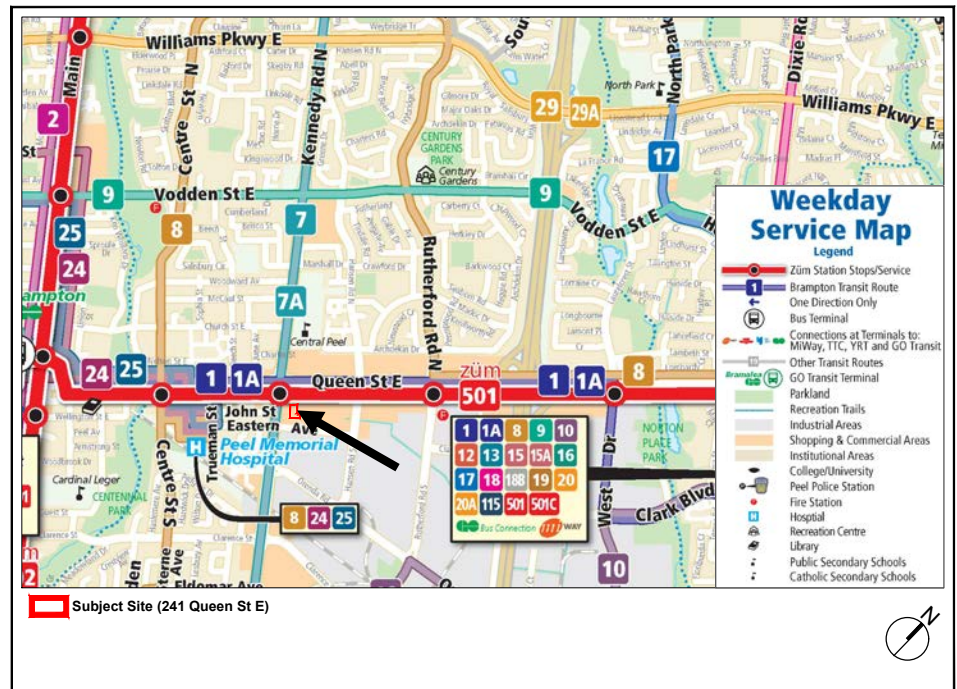
# EXISTING TRANSPORTATION

## Official Plan: Schedule C - Transit Network



- Queen Street - Bus Rapid Transit Corridor
- Kennedy Road - Primary Transit Corridor
- Located near the Downtown Brampton GO Train Station

## Brampton Transit Map



- Subject Site has access to the 501 ZUM Rapid Bus line and Brampton Transit Route 1/1A

# PLANNED TRANSPORTATION

## Draft Official Plan: Schedule 3B – Transit Network to 2051

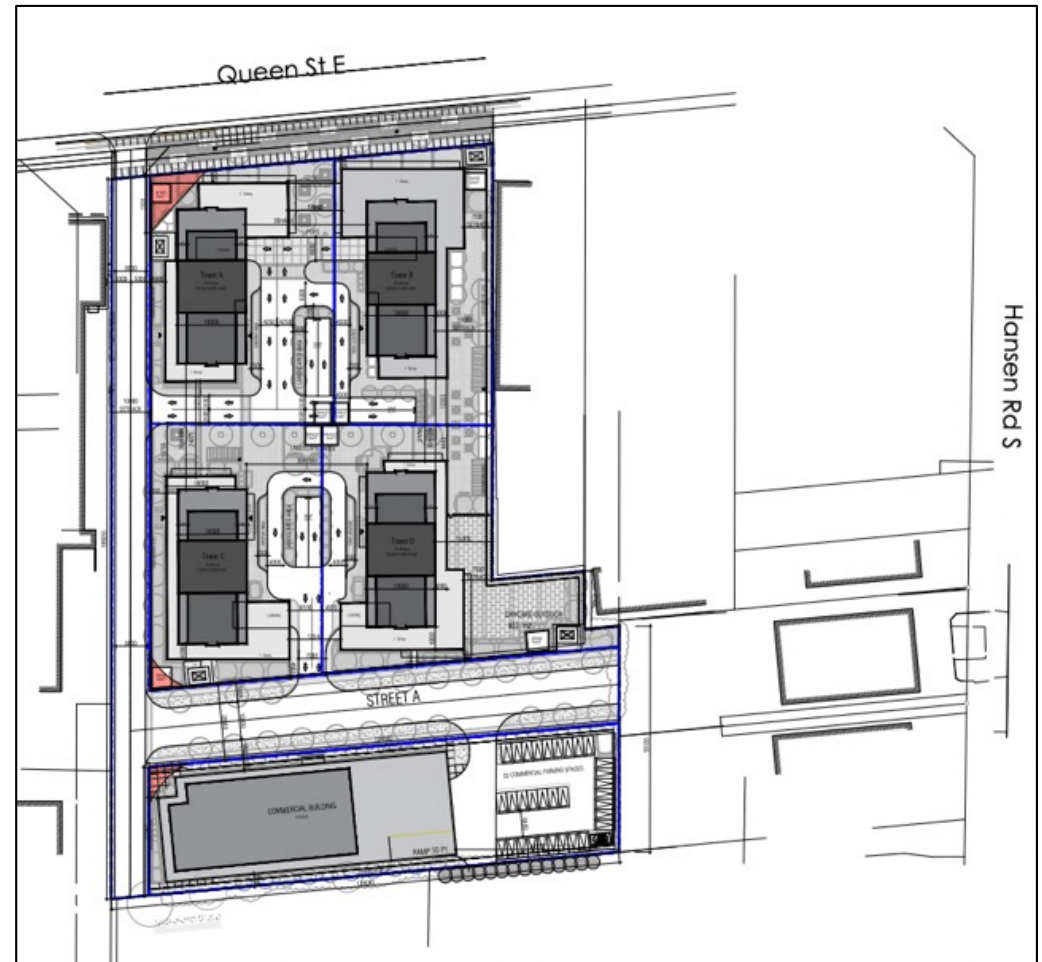
- Higher Order Transit (BRT or LRT) along:
  - Queen Street
  - Kennedy Road South
- Rapid Transit (Priority Bus or Zum)
  - Kennedy Road North



# OVERVIEW OF DEVELOPMENT PROPOSAL

## Site Plan

- Comprised of five buildings
  - Four 35-storey residential apartment buildings
  - One 4-storey office building
- Preliminary landscape plan outlines the creation of a comfortable pedestrian environment using shade trees, planters and benches
- Development incorporates Privately Owned Publicly Accessible Space (POPS) on the Queen Street East frontage
- Landscape treatments used to enhance the public & private realms



# OVERVIEW OF DEVELOPMENT PROPOSAL

## Rendering / Design

- Four 35-storey towers with a total of 1586 units and a 4-storey office/retail building
- Slender floor plates of 730m<sup>2</sup> to reduce massing
- Towers are situated on grade related retail podiums facing Queen Street East
- Significant separation between the towers of 30 m and greater
- Two new public roads provided as required by the Secondary Plan to facilitate the proposed development and planned future development in the area



# OVERVIEW OF DEVELOPMENT PROPOSAL



1,986 sqm of Indoor Amenity Space



7,965 sqm. of Retail Space

400 sqm. Of Daycare Space



Parking meets residential, visitor, and commercial By-law Requirements

+ 800 Bike Parking Spaces



1,968 sqm. of Indoor Amenity space

4,366 sqm of outdoor amenity space

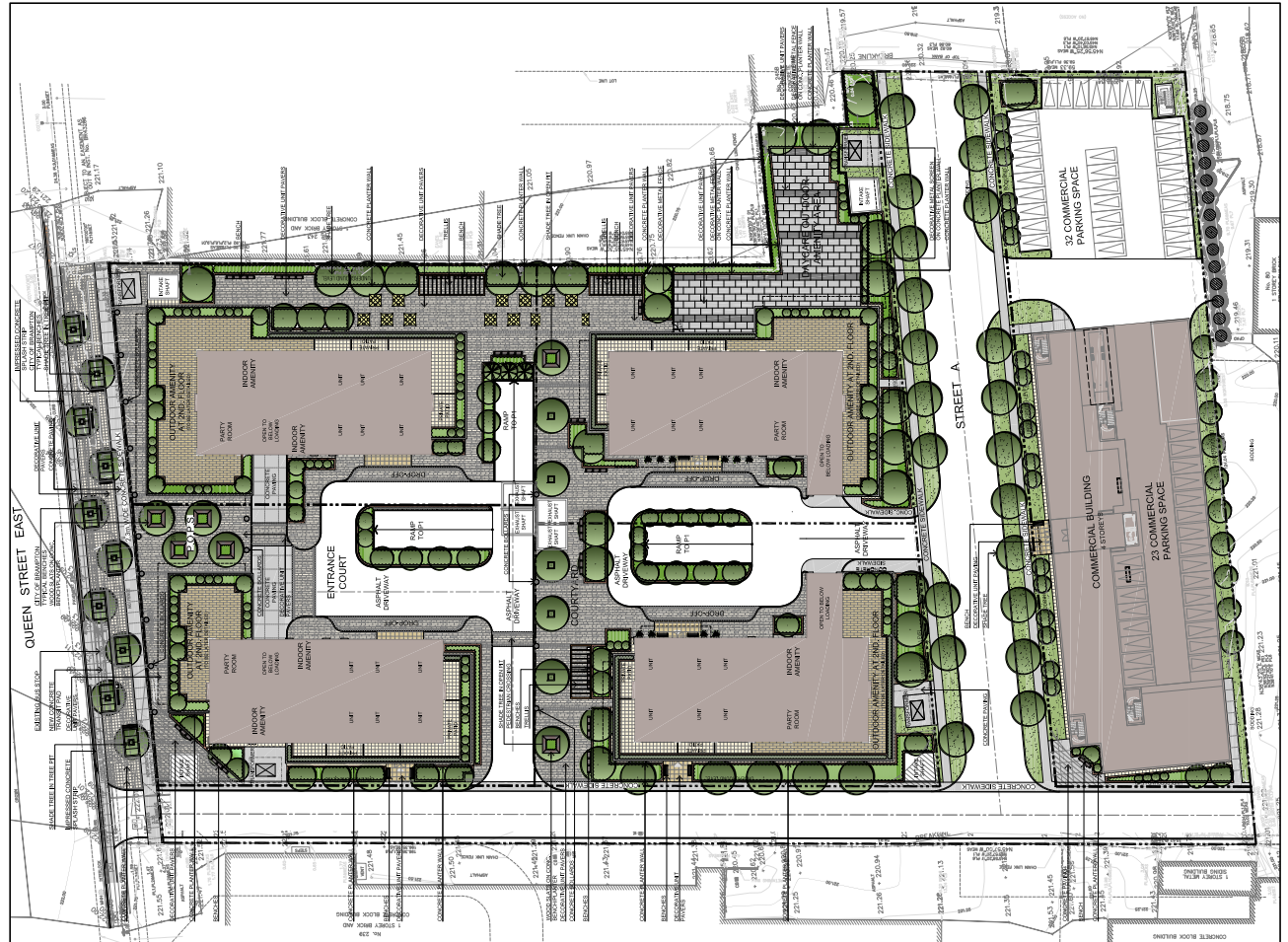
805 sqm. for daycare outdoor amenity space



1,586 Total Residential Units

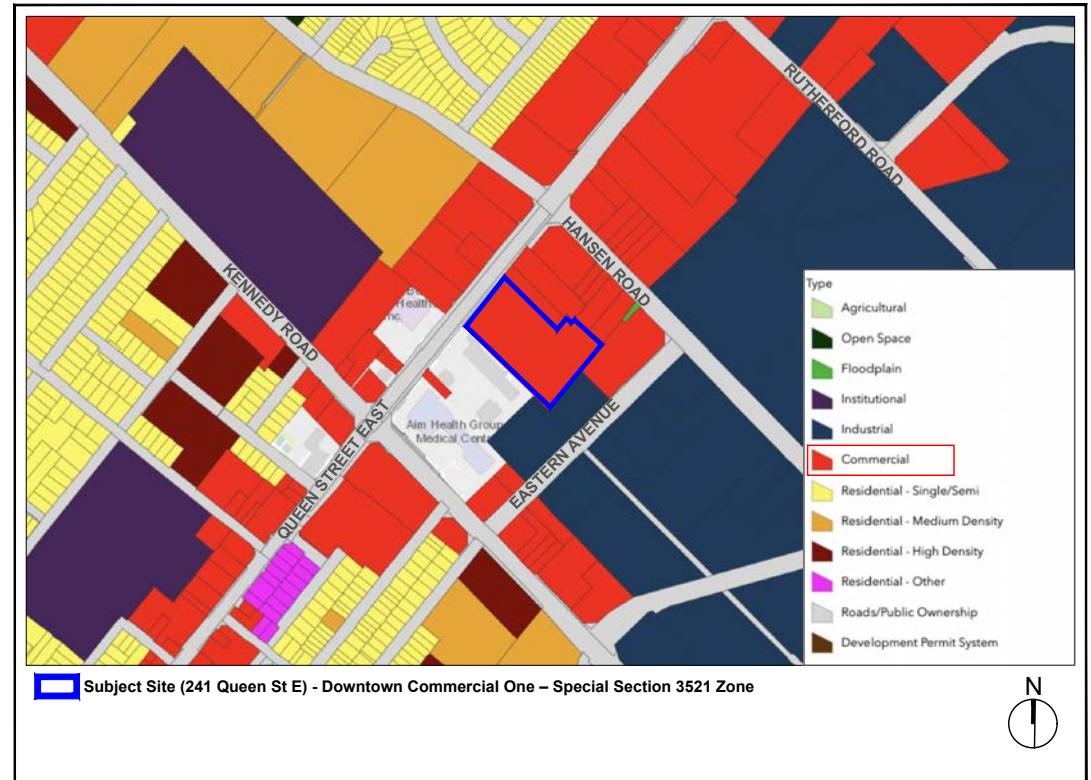
1,058 1BR

528 2BR



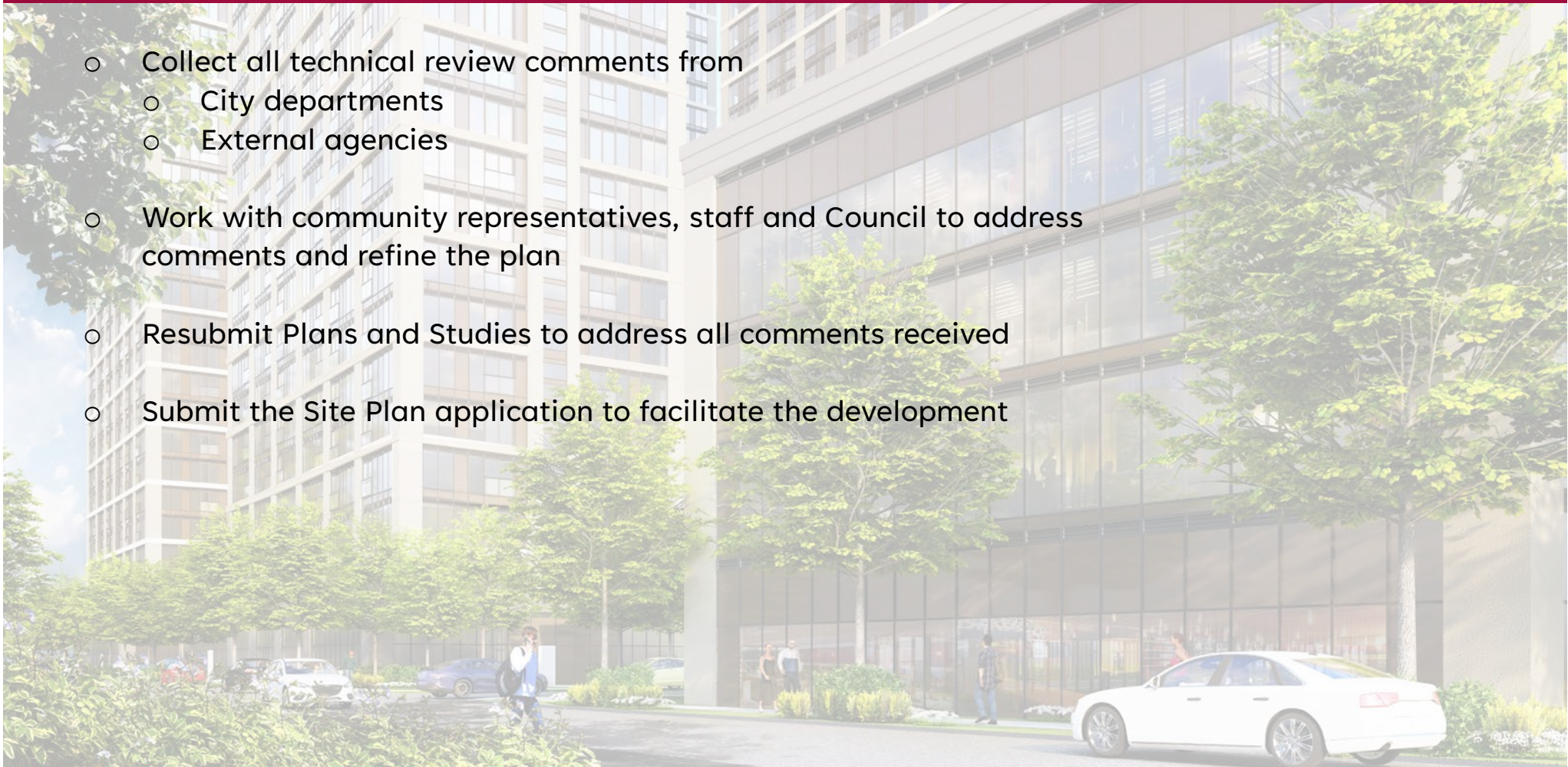
# ZONING BY-LAW AMENDMENT

- Proposed
  - Uses permitted in the DC1 Zone
  - Medical Uses
  - Nursing Home, Retirement Home, or Senior Citizen Residence
  - Recreational Facility as an accessory use to an apartment building
- Minimum Setback from Queen Street of 7 metres
- Underground Parking Setback of 0 metres
- Maximum Floor Space Index of 4.9
- Maximum Building Height of 35 Storeys
- Proposed uses are permitted by the City's current Official Plan, Zoning By-law, and emerging PMTSA policies



# NEXT STEPS

- Collect all technical review comments from
  - City departments
  - External agencies
- Work with community representatives, staff and Council to address comments and refine the plan
- Resubmit Plans and Studies to address all comments received
- Submit the Site Plan application to facilitate the development





THANK YOU

