



1626, 1646 & 1654 Queen Street W

Planning and Development
Committee Meeting

October 23rd, 2023

Re-development Proposal
(Official Plan and Zoning By-law
Amendments, Draft Plan of
Subdivision)




MHBC

architectureunfolded

TRAFALGAR
ENGINEERING

Subject Lands

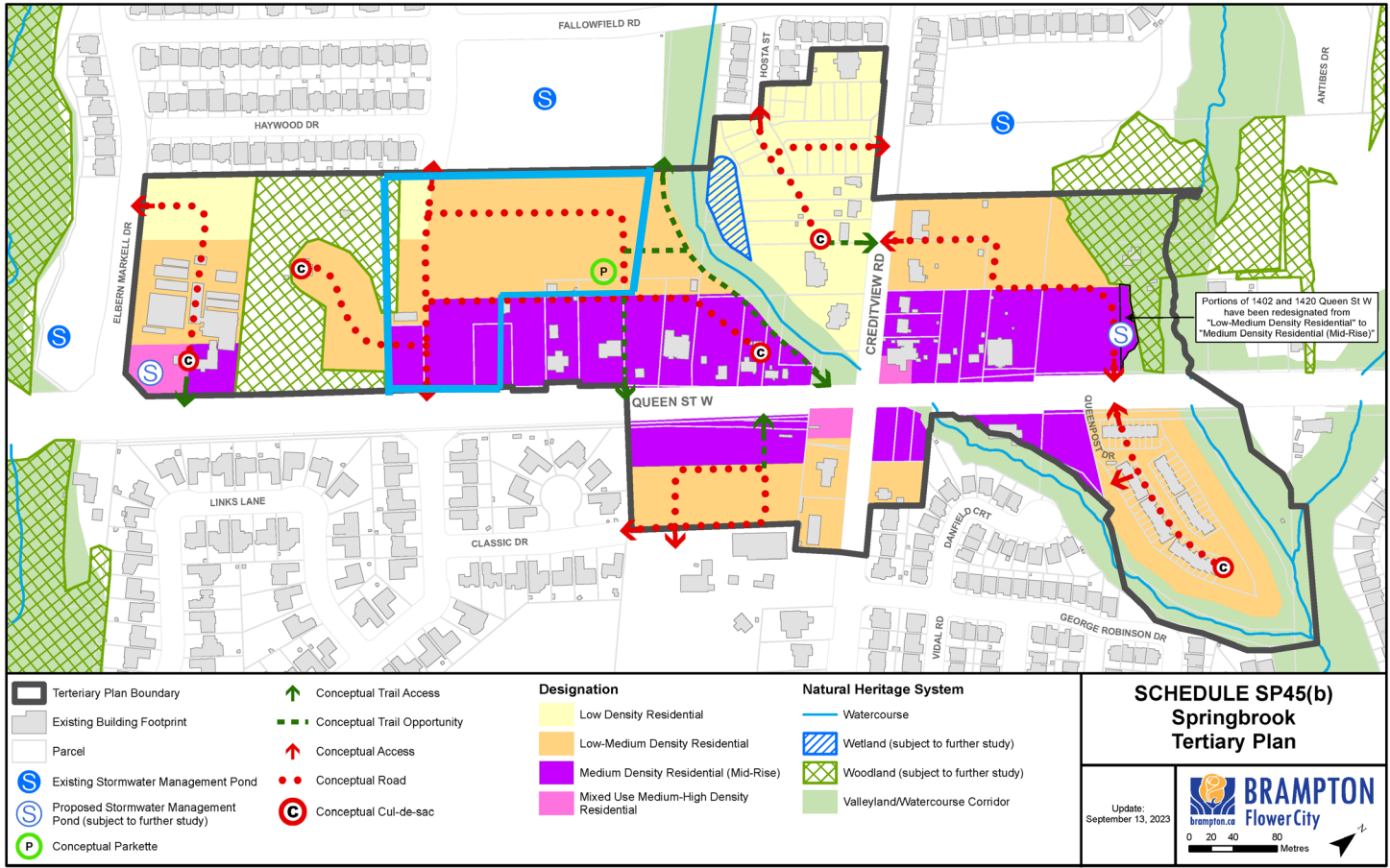
LEGEND

 Subject Lands



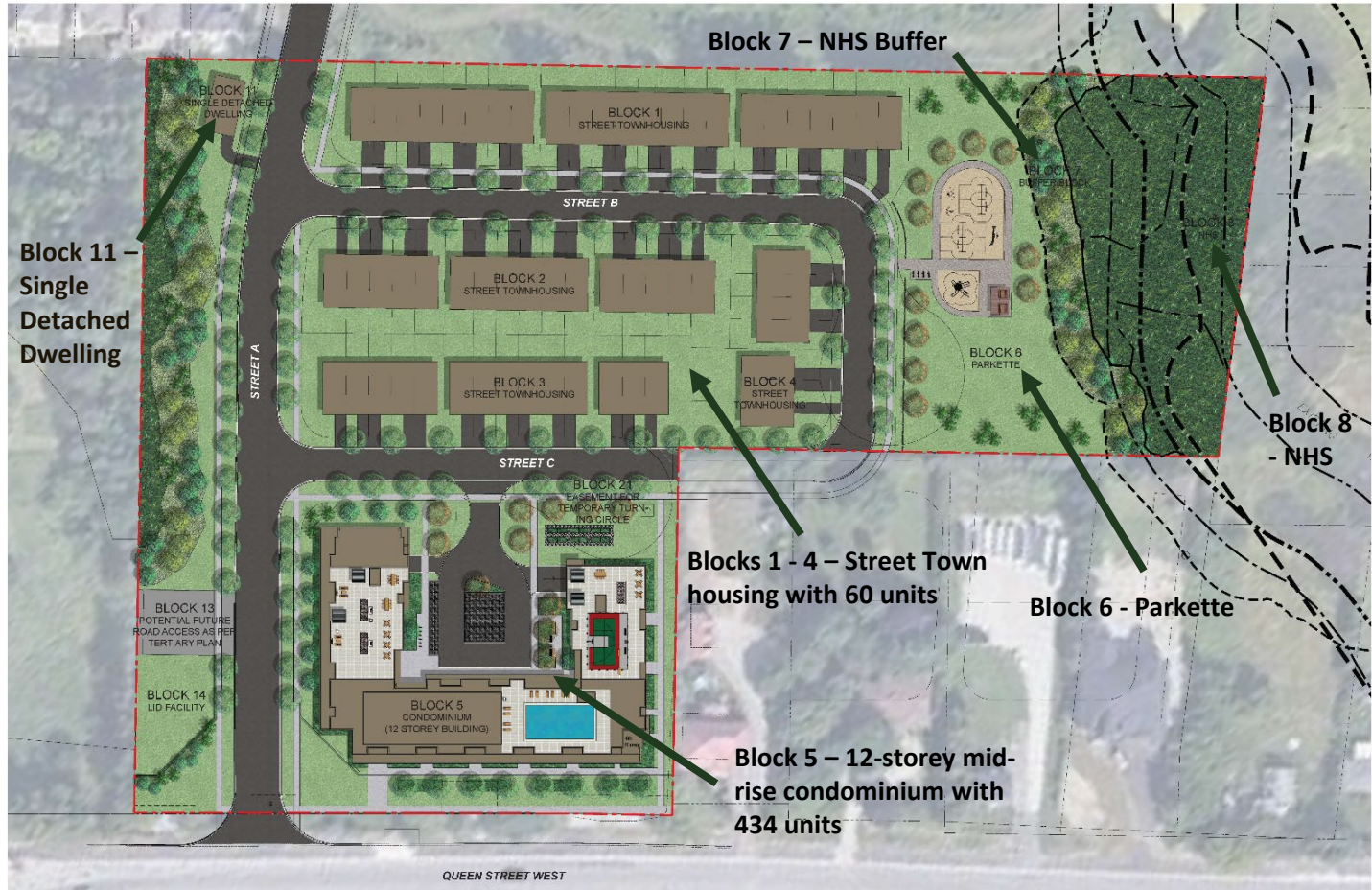
City Initiated Tertiary Plan Amendment

 Subject Lands



SCHEDULE D TO OFFICIAL PLAN AMENDMENT OP#2006 _____






Draft Plan of Subdivision

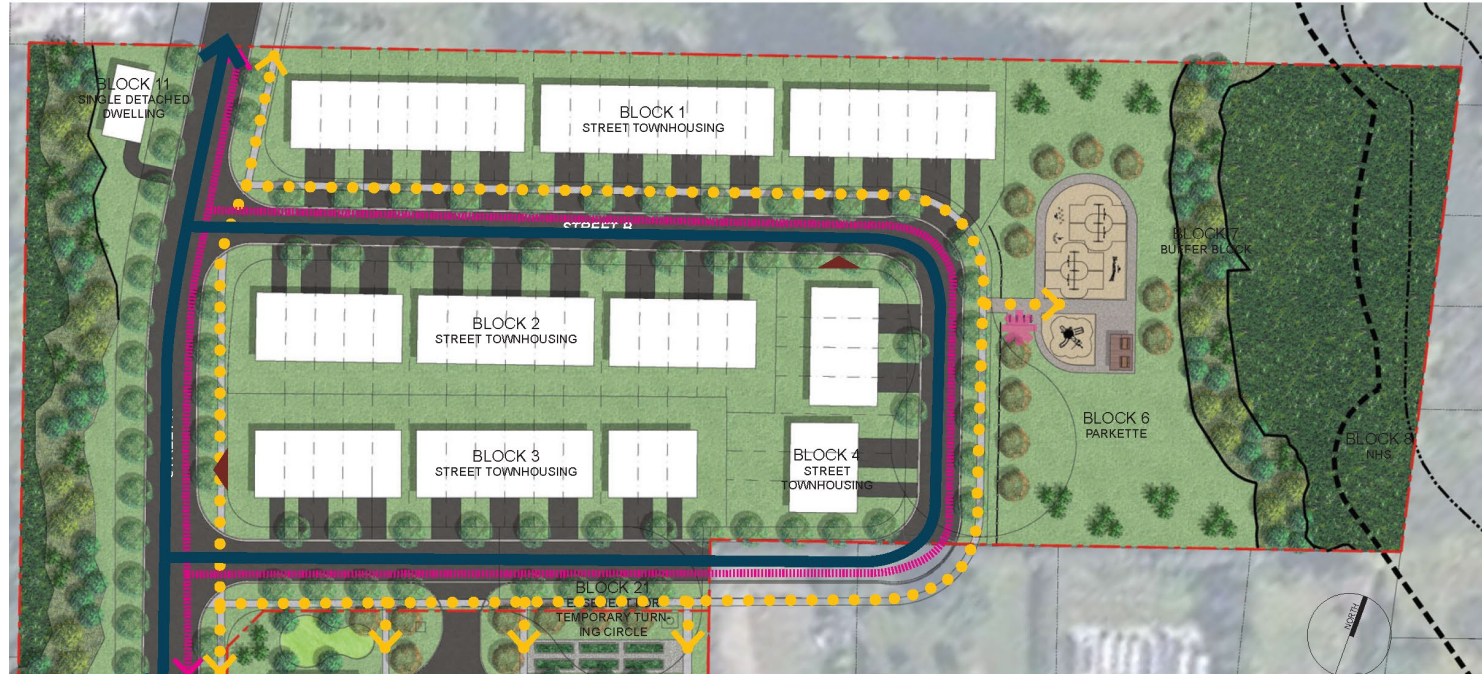


Draft Plan of Subdivision Statistics

Site Area	4.26 ha (10.53 acres)
Proposed Building Typology & Units	<ul style="list-style-type: none">• Street Townhousing – 60 units• Mid-rise Condominium – 434 units• Single Detached Dwelling – 1 unit
Parkette	0.4 ha (0.98 acres)
NHS Buffer	0.26 ha (0.64 acres)
NHS	0.44 ha (1.10 acres)
Public Roads (Street A, B, C)	0.90 ha (2.24 acres)
Sustainability Scores	<ul style="list-style-type: none">• Mid-Rise – Silver (60 points)• Draft Plan – Bronze (39 points)

Proposed Townhouse and Parkette Concept

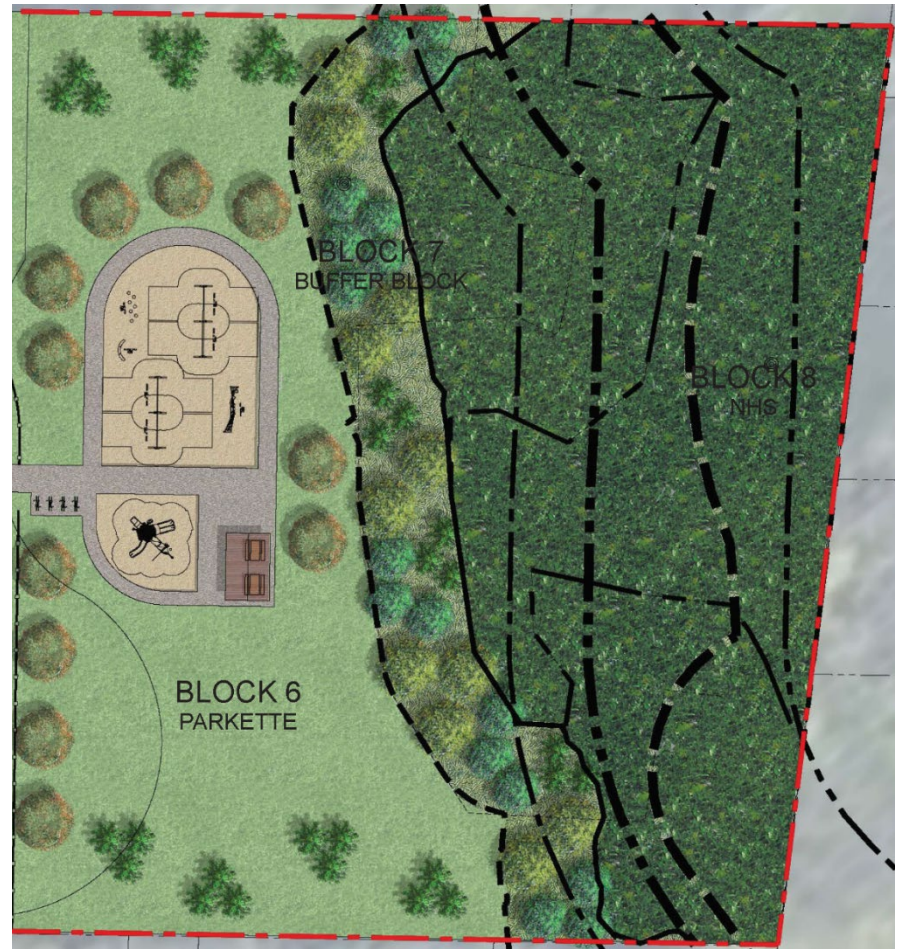
-  Vehicular Movement
-  Pedestrian Circulation
-  Bike Circulation
-  Bike Parking
-  Indicative Mailbox Locations







Parkette Concept Plan



Mid-Rise Building Concept Plan



Mid-Rise Building Statistics At a Glance



Site Area

6,954.6
sq. m.



Density

FSI
4.43

Res. GFA
30, 824.7
sq.m.



Floors

BUILDING
12-storeys



Height

BUILDING
42.5 m



Units

TOTAL
434

BACHELOR
2 – 0%

1-BED
96 – 22%

1 BED +
DEN
195 - 45%

2-BED
140 – 32%

3-BED
1 - 0%



Parking

TOTAL
514

RESIDENT
430

VISITOR
84

Long Term
Bicycle
258

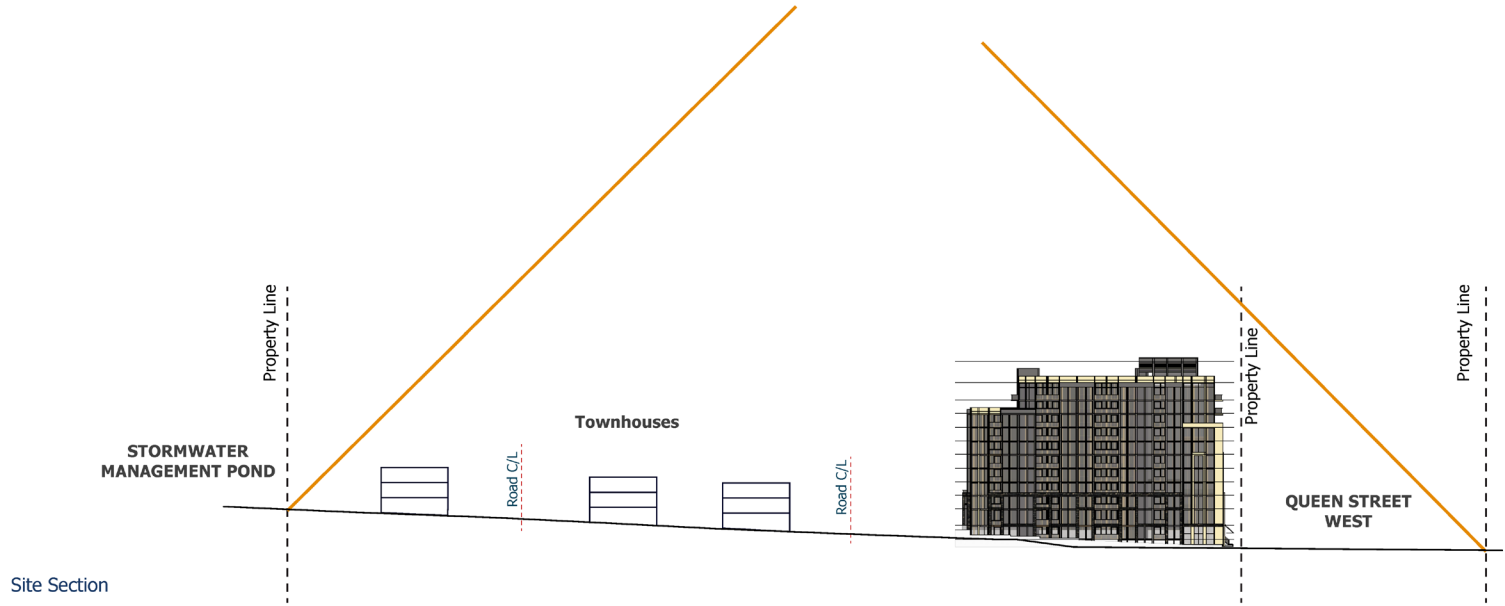
Short Term
Bicycle
12



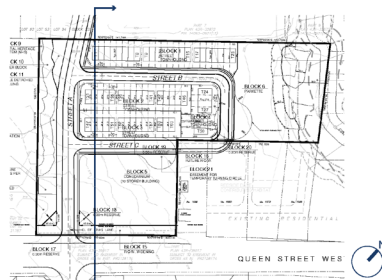
Sustainability Score

Silver
60 points

Angular Plane Analysis

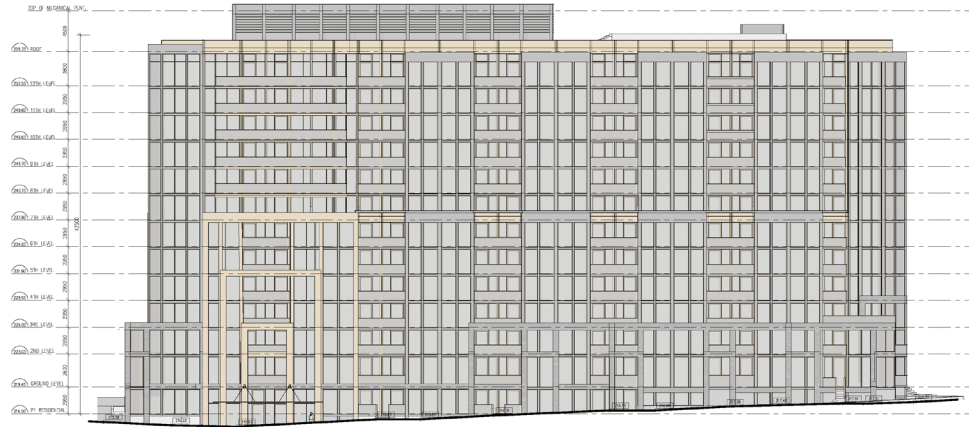


Site Section

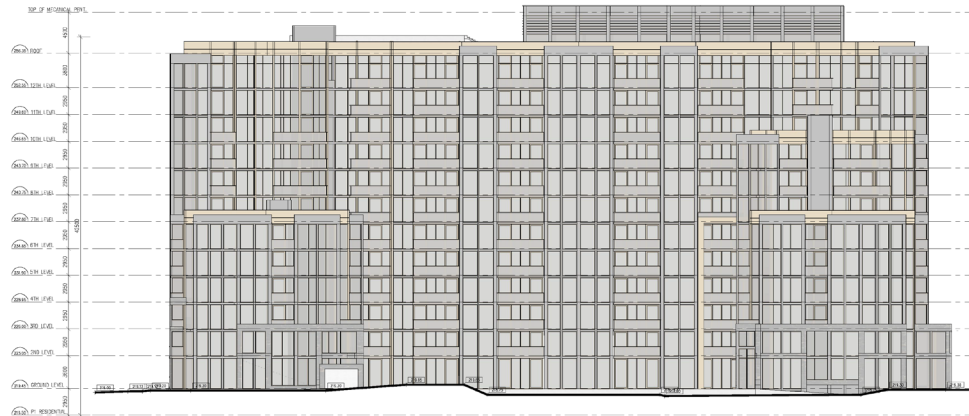


Key Plan

Front and Rear Elevations

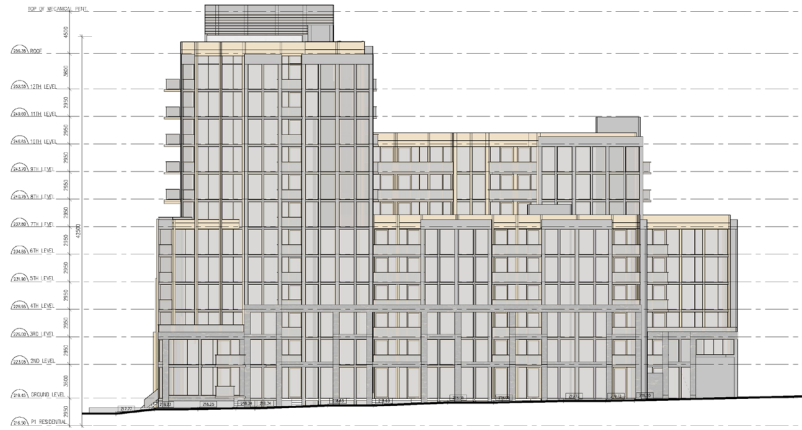


SOUTH-EAST ELEVATION (FRONT)

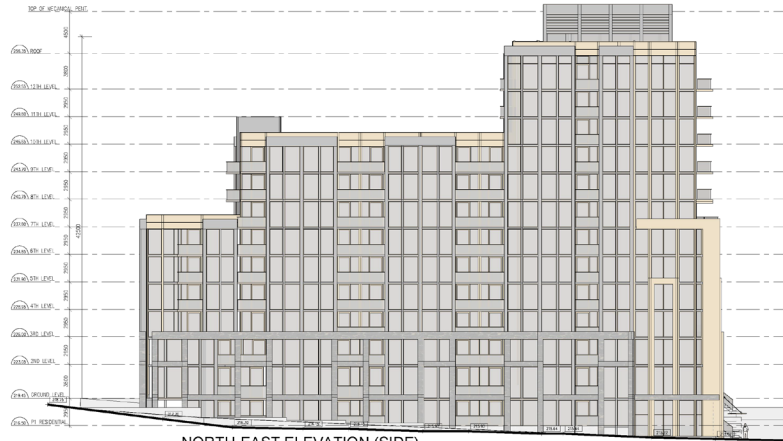


NORTH-WEST ELEVATION (REAR)

Side Elevations



SOUTH-WEST ELEVATION (SIDE)



NORTH-EAST ELEVATION (SIDE)



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Summary & Conclusions

- The proposal is consistent with the PPS and conforms to the Growth Plan.
- The proposal conforms to the Peel Region and City of Brampton Official Plans.
- The proposal implements the Springbrook Tertiary Plan.
- The proposal provides appropriate transition to adjacent existing low-rise neighbourhoods.
- The proposal completes the road network and adds an additional park to the area.
- The proposal provides a variety of housing types and unit types.



THANK YOU