

Planning & Development Committee

2 Bartley Bull Parkway
Brampton

October 23, 2023
Litwillow Holdings Ltd.



Agenda

Site Location

Planning Highlights

Project Vision

Architecture & Design

An architectural rendering of a modern multi-story building. The building features a prominent glass facade on the right side and a white, multi-story section with a grid of windows on the left. A rooftop terrace is visible on the left side. In the foreground, there is a landscaped plaza with trees, a bus stop, and people walking. A road with a yellow taxi and a white car is visible at the bottom. The text "Site Location" is overlaid in the center of the image.

Site Location

Site & Neighbourhood



SUBJECT SITE

CHAROLAIS BLVD

HURONTARIO ST

Shoppers World

Brampton Gateway Terminal

Kiwanis Memorial Park

STEELES AVE E

STEELES AVE W

MAIN ST S



Site & Neighbourhood



SUBJECT SITE

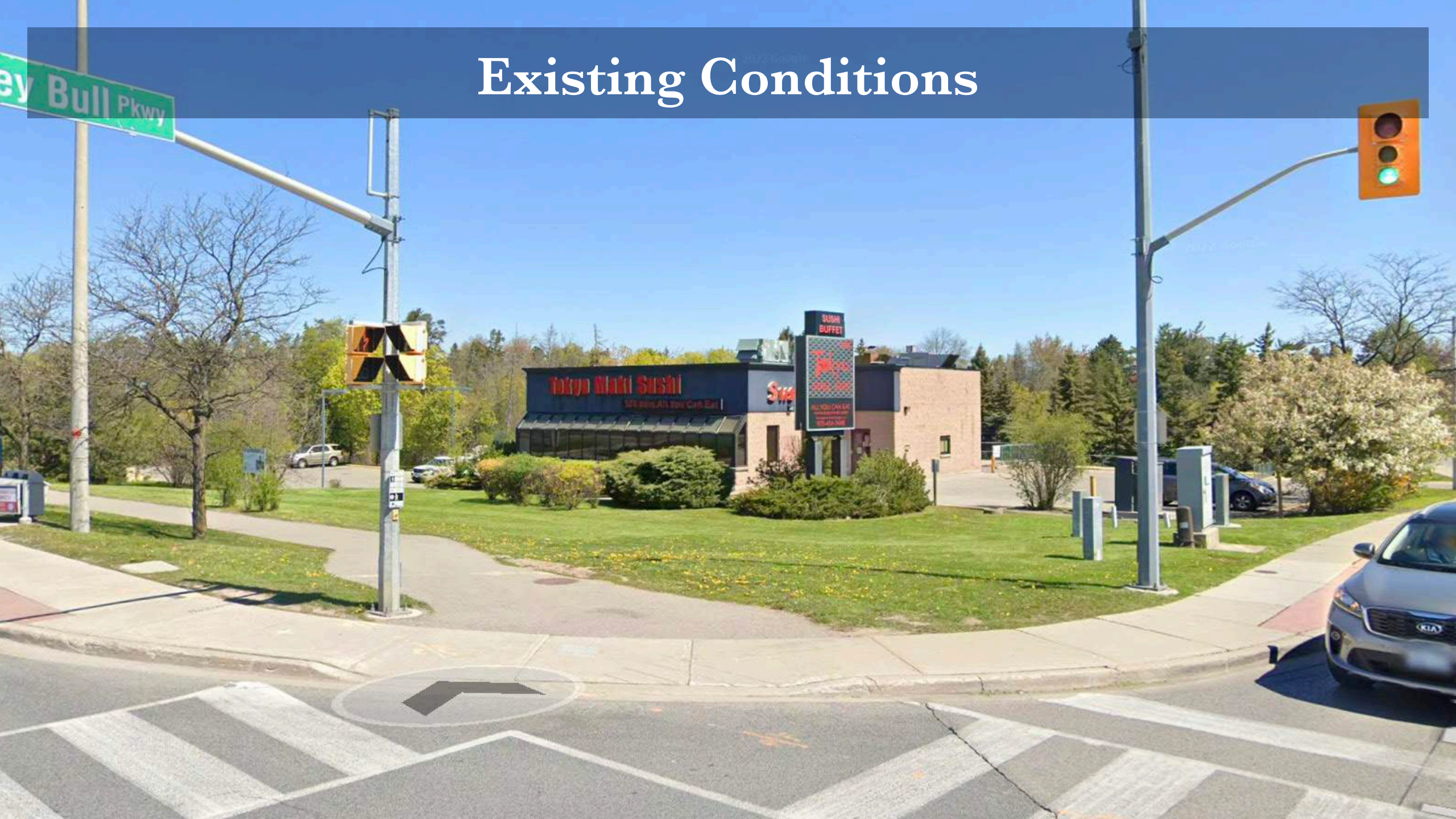
MAIN ST S

BARTLEY BULL PKWY

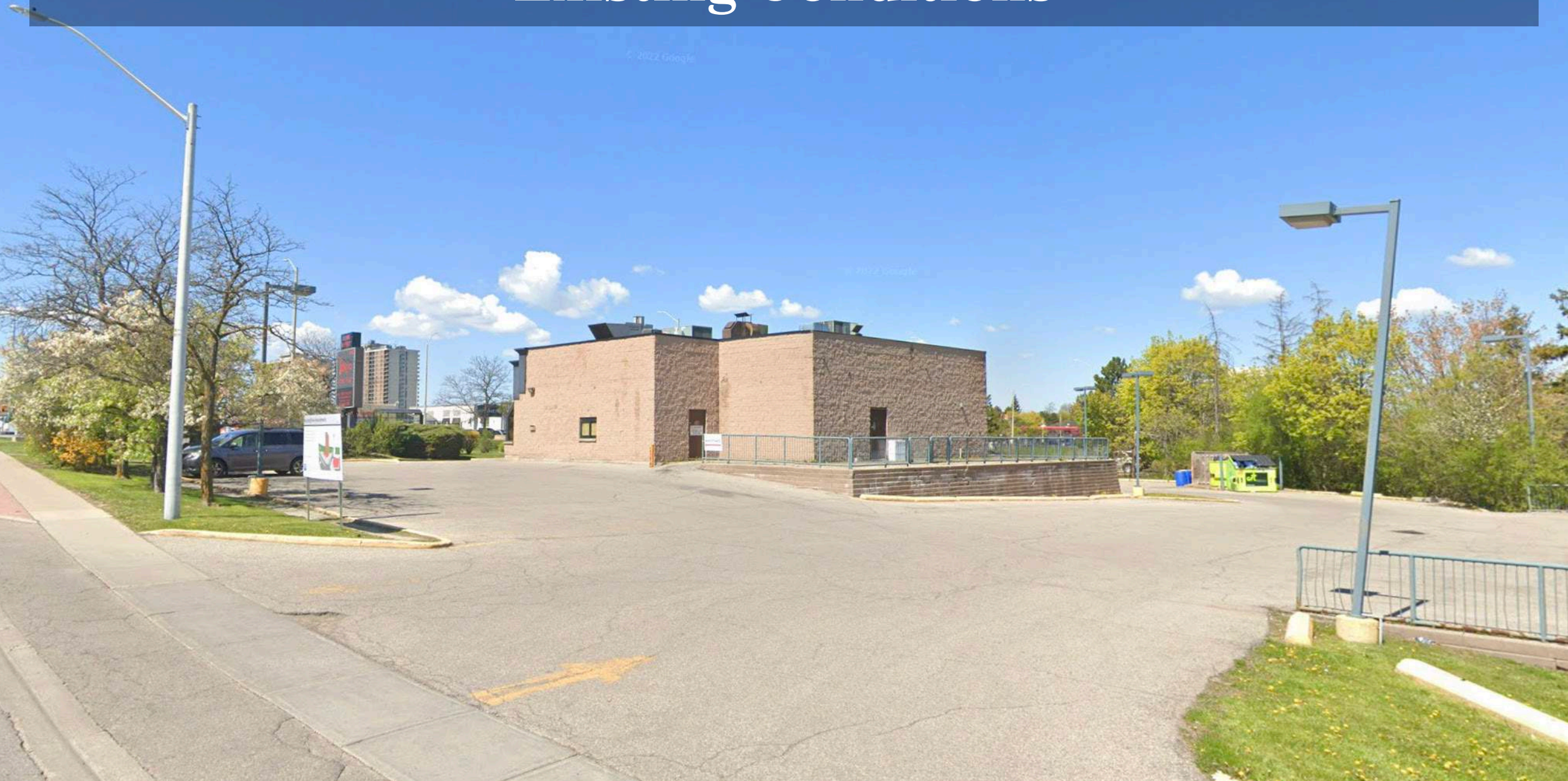
RIVER VIEW DR

PARKVIEW PL

Existing Conditions



Existing Conditions

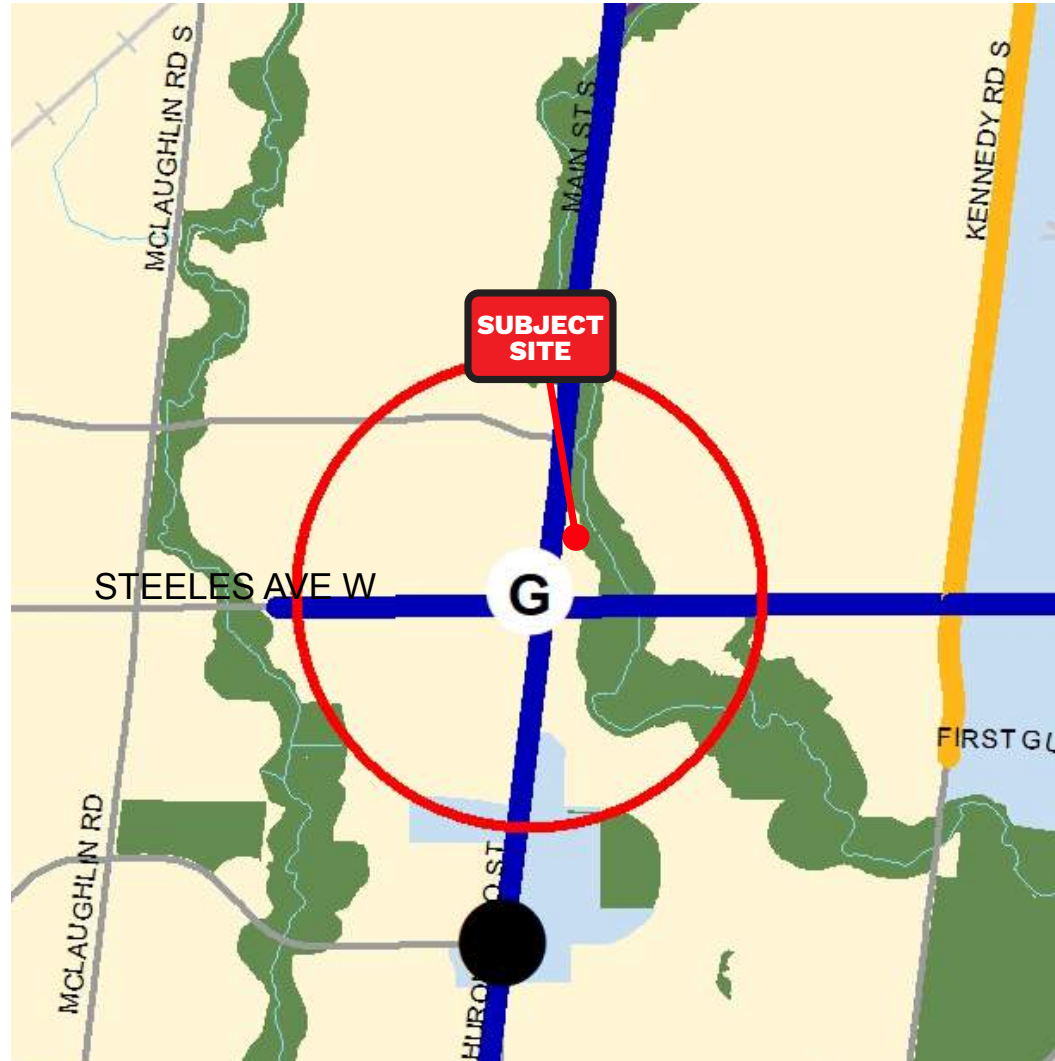


An architectural rendering of a modern multi-story building. The building features a prominent glass facade on the right side and a white, multi-story section with a grid of windows on the left. A rooftop terrace is visible on the left side. In the foreground, there is a landscaped plaza with trees, walkways, and people. A bus stop and a car are also visible. The text "Planning Highlights" is overlaid in the center of the image.

Planning Highlights

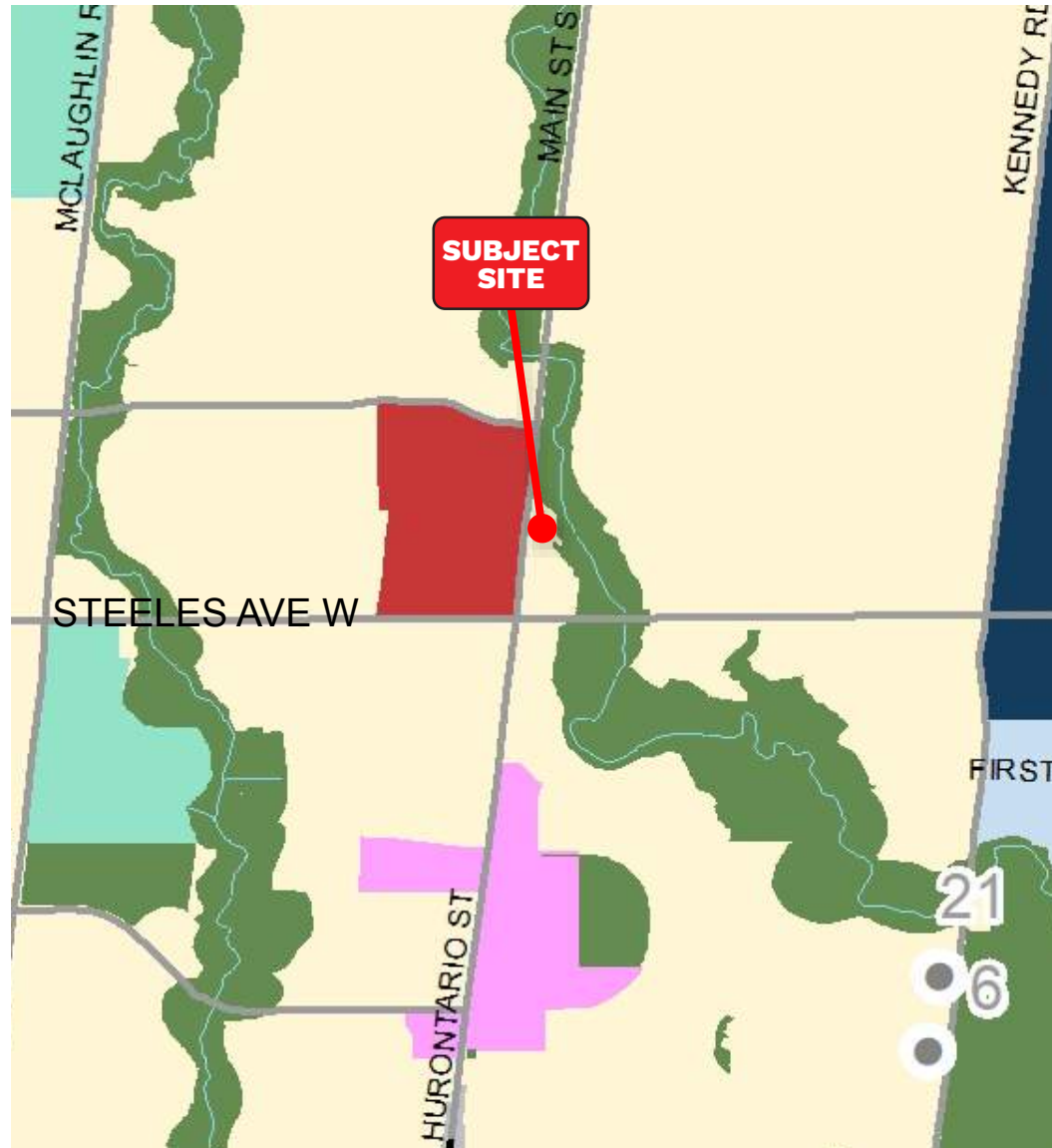
Brampton Official Plan



















Schedule 1 City Structure



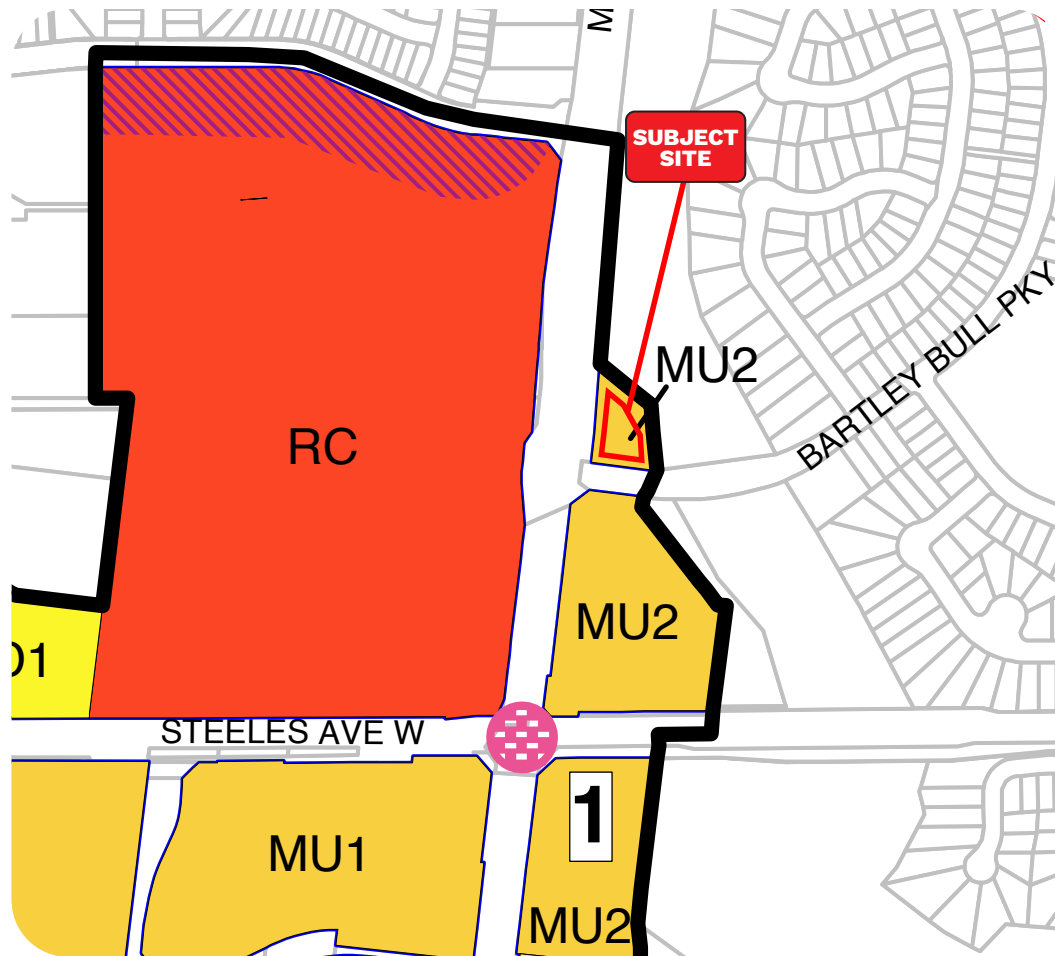
-  CENTRAL AREA
-  EMPLOYMENT
-  COMMUNITIES
-  UTILITY
-  OPEN SPACE
-  RESIDENTIAL
-  BUILT BOUNDARY LINE
-  INTENSIFICATION CORRIDOR
-  PRIMARY INTENSIFICATION CORRIDOR
-  SECONDARY INTENSIFICATION CORRIDOR
-  DESIGNATED GREENFIELD AREA
-  UNIQUE COMMUNITIES
-  NORTHWEST BRAMPTON URBAN DEVELOPMENT AREA
-  GREENBELT LEGEND
-  DEFERRAL
-  MAJOR TRANSIT STATION AREA
-  RESIDENTIAL CHARACTER AREA
-  MOBILITY HUB
A - ANCHOR
G - GATEWAY

Brampton Official Plan Schedule A Land Use Map



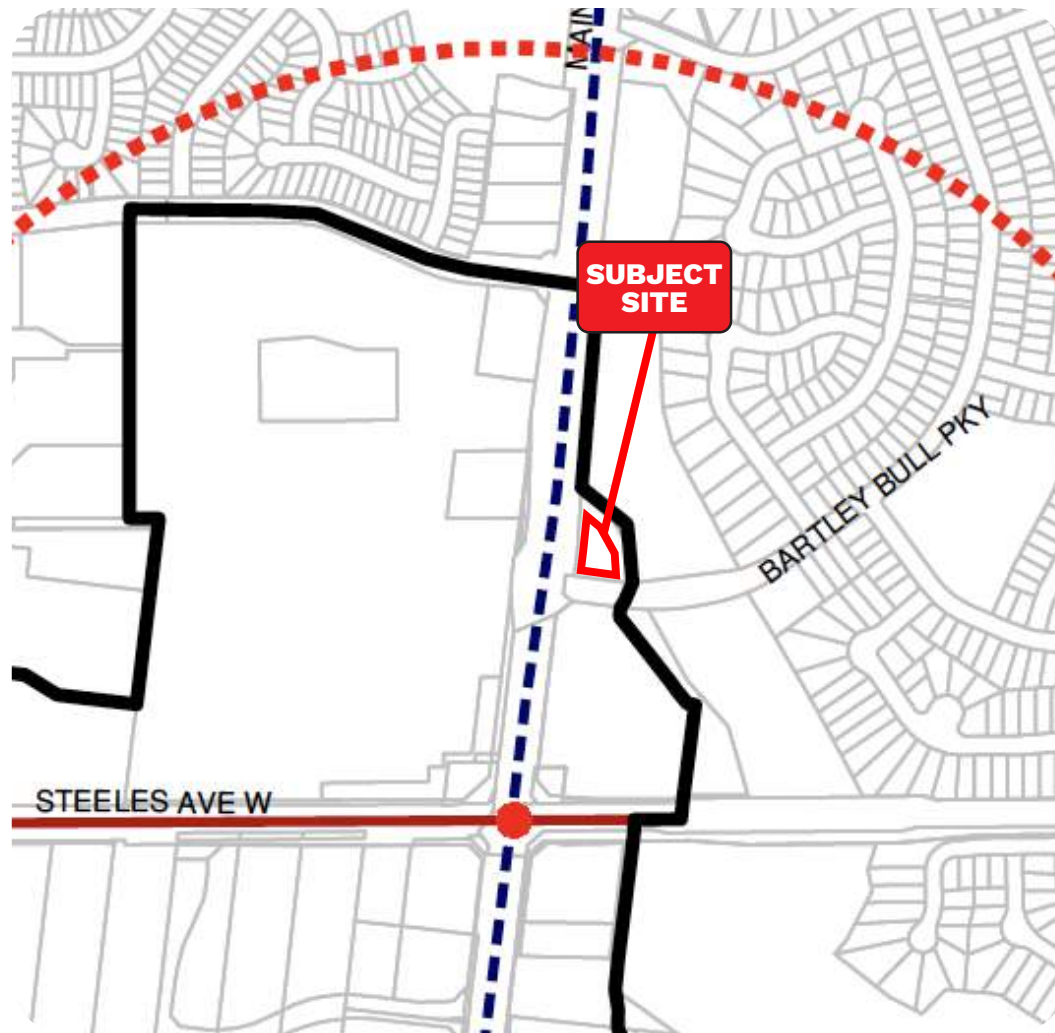
-  BUSINESS CORRIDOR
-  ESTATE RESIDENTIAL
-  INDUSTRIAL
-  MAJOR INSTITUTIONAL
-  N-W BRAMPTON URBAN DEVELOPMENT AREA
-  OFFICE
-  OPENSACE
-  PARKWAY BELT WEST
-  PROVINCIAL HIGHWAYS
-  REGIONAL RETAIL
-  RESIDENTIAL
-  UTILITY
-  VILLAGE RESIDENTIAL
-  CENTRAL AREA
-  SPECIAL LAND USE POLICY AREA
-  SPECIAL STUDY AREA
-  CORRIDOR PROTECTION AREA
-  GREENBELT LEGEND
-  L.B.P.I.A. OPERATING AREA
-  DEFERRAL







Hurontario Main Corridor Secondary Plan Schedule G



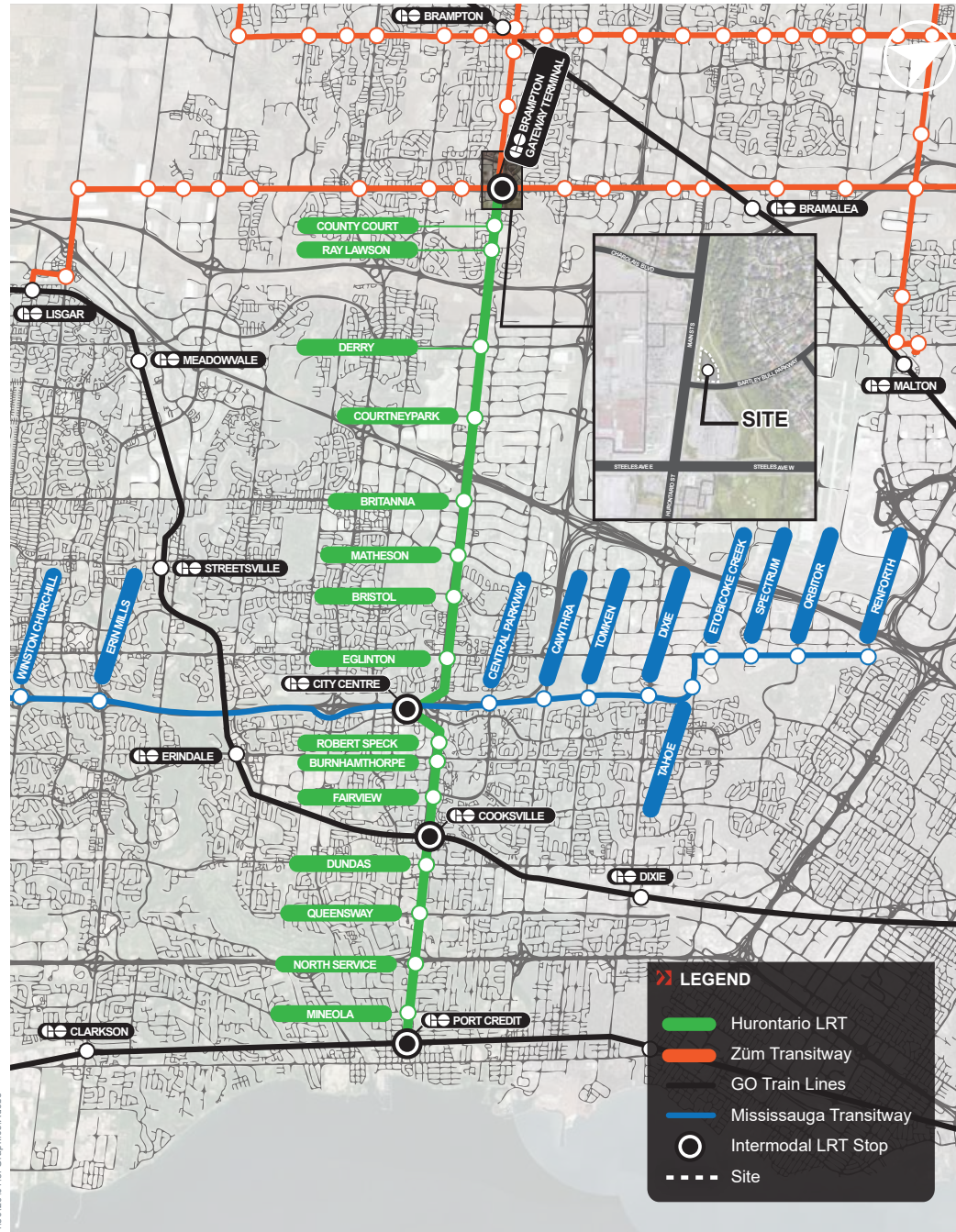
RESIDENTIAL		MIXED USE	
MD	MEDIUM DENSITY	MU1	MIXED USE ONE
HD1	HIGH DENSITY ONE	MU2	MIXED USE TWO
HD2	HIGH DENSITY TWO	MU3	MIXED USE THREE
COMMERCIAL		ROADS	
RC	REGIONAL COMMERCIAL	-----	COLLECTOR ROAD
INSTITUTIONAL		OPEN SPACE	
S	SENIOR PUBLIC SCHOOL	NP	NEIGHBOURHOOD PARK
F	FIRE STATION	C	CEMETERY
I	INSTITUTIONAL	1-2	SPECIAL POLICY AREAS
GATEWAYS			LANDS SUBJECT TO THIS AMENDMENT
	PRIMARY GATEWAY		HEIGHT TRANSITION AREA
	SECONDARY GATEWAY		

Hurontario Main Corridor Secondary Plan Schedule F

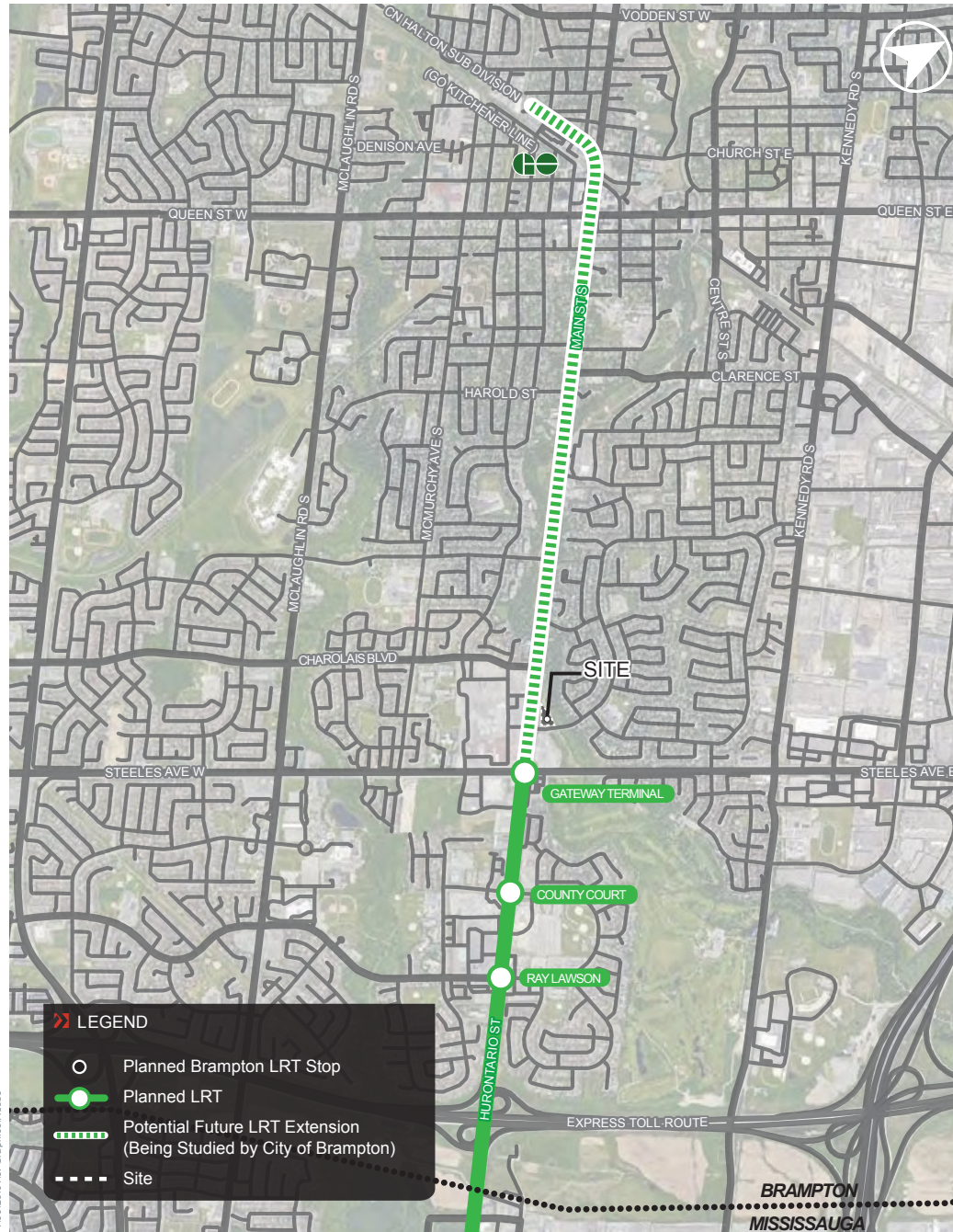



-  Subject Lands
-  Transit Stops
-  Major Transit Station Areas
-  Mobility Hub Gateway
-  BRT Corridor
-  Rapid Transit Corridor

Planned Higher Frequency Transit Network



Potential Hurontario LRT Extension





**Project Vision
&
Design**



Proposal Summary

Gross Floor Area



Total GFA: 24,400 m²

Residential: 23,825 m²

Retail: 575 m²

Landscaped Open Space: 1,912 m²

Residential Units



330 units

Studio: 2 (1%)

1-Bedroom: 221 (67%)

2-Bedroom: 107 (32%)

Indoor Amenity
Space



727 m²

Outdoor Amenity
Space



670 m²

Bicycle Parking



Total: 198

Long term: 165

Short term: 33

Vehicular Parking



Total: 163

Visitor: 50

Residential: 113

Project Vision

Transit-Oriented Development

300m from Brampton
Gateway Bus Terminal
& future Hurontario
LRT line

Enhanced Public Realm

1,912 m²
Landscaped Open
Space

Mixed-Use Design

575 m²
New Retail Space

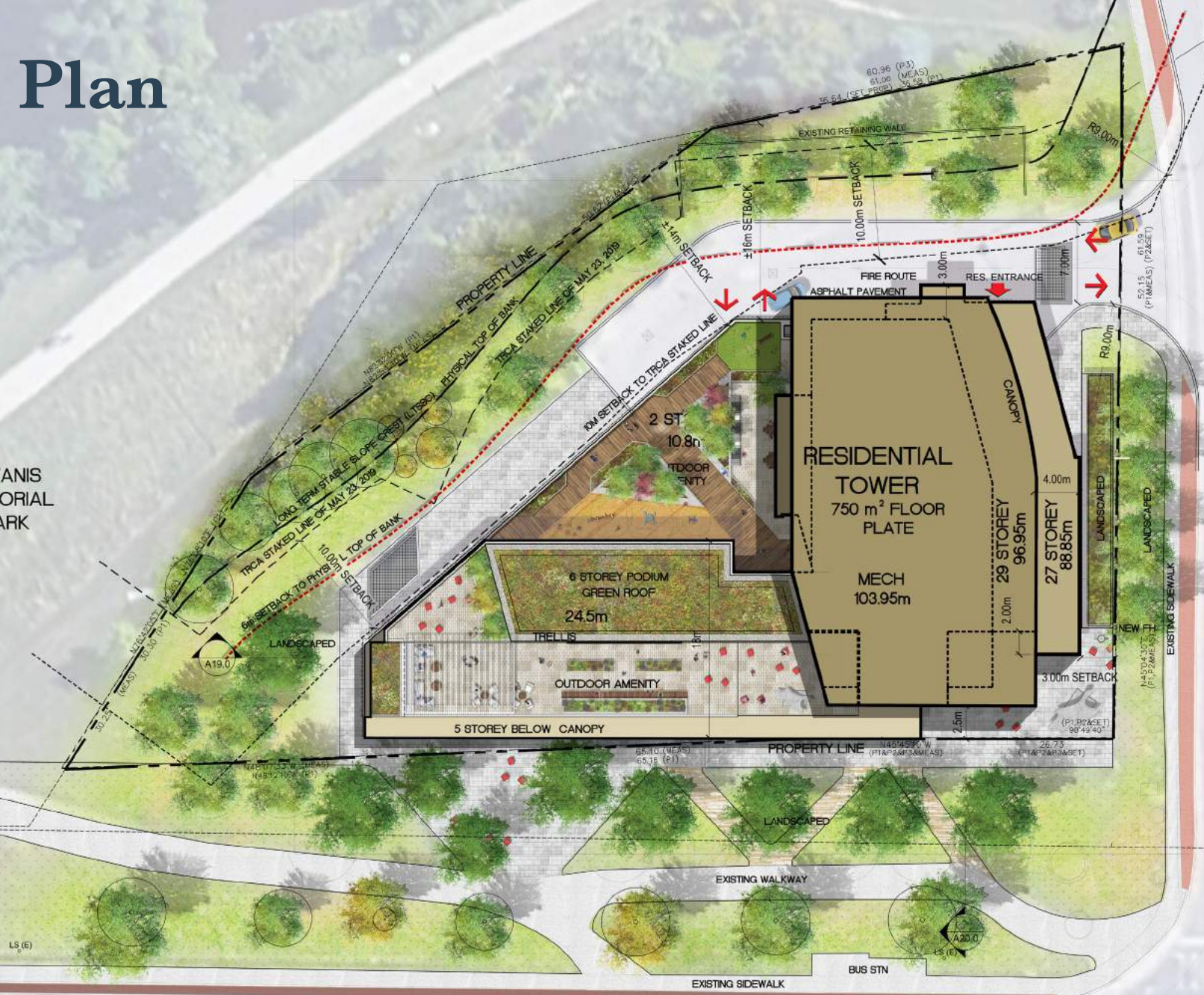
New Housing Options

29 Storeys &
330 Units

Site Plan

KIWANIS MEMORIAL PARK

F=251.23 (P1&SET)
A=8.53 (P1&SET)
C=B.53 (P1&SET)
N44°06'10"E (P1&MEAS)



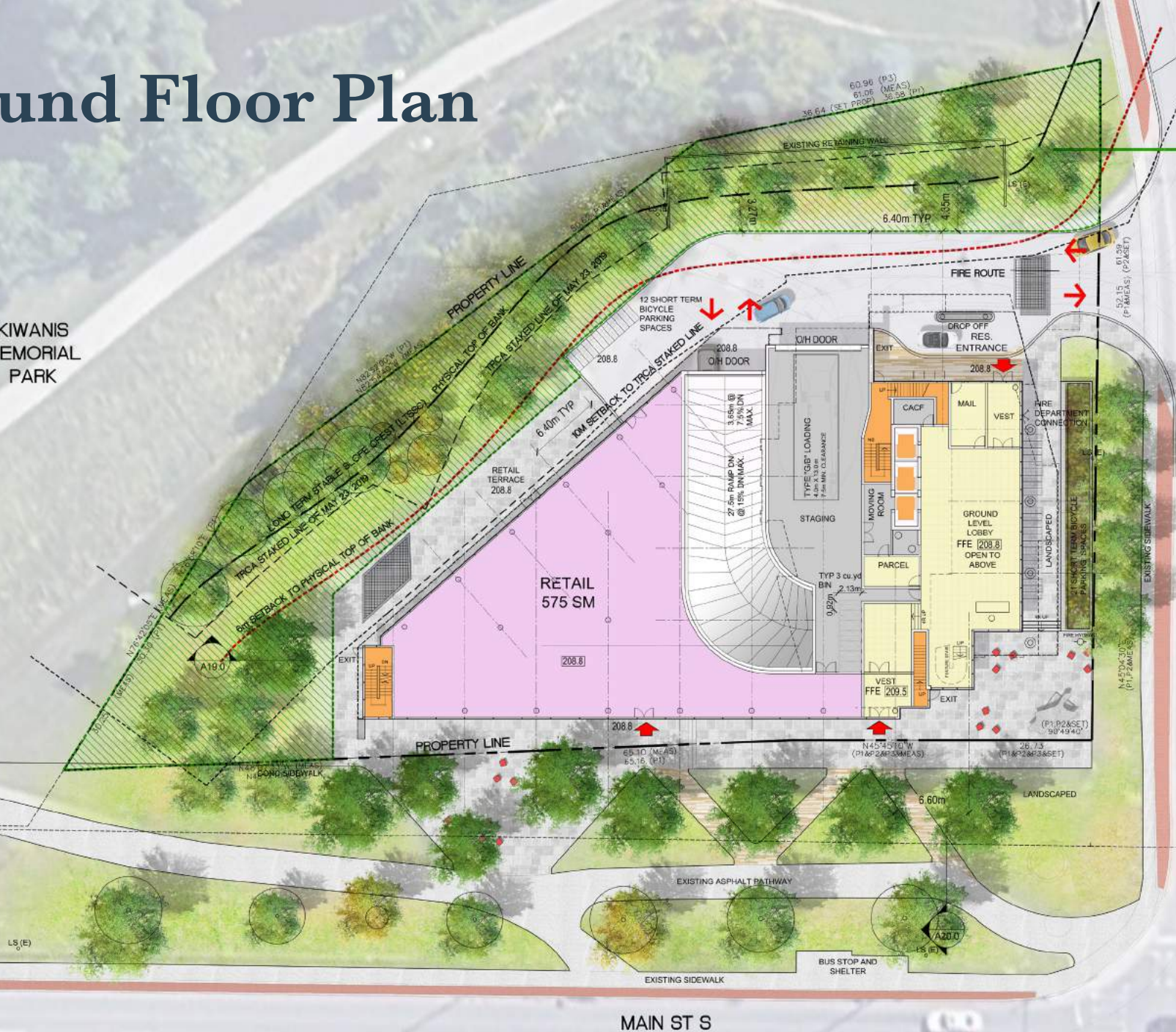
MAIN ST S

BARTLEY BULL PKWY

Ground Floor Plan

KIWANIS MEMORIAL PARK

1247 SQ M (DENOTED AS HATCH) TOTAL AREA TO BE NATURALIZED



R=251.23 (P1&SET)
A=8.53 (P1&SET)
C=8.53 (P1&SET)
N44°06'10"E (P1&MEAS)

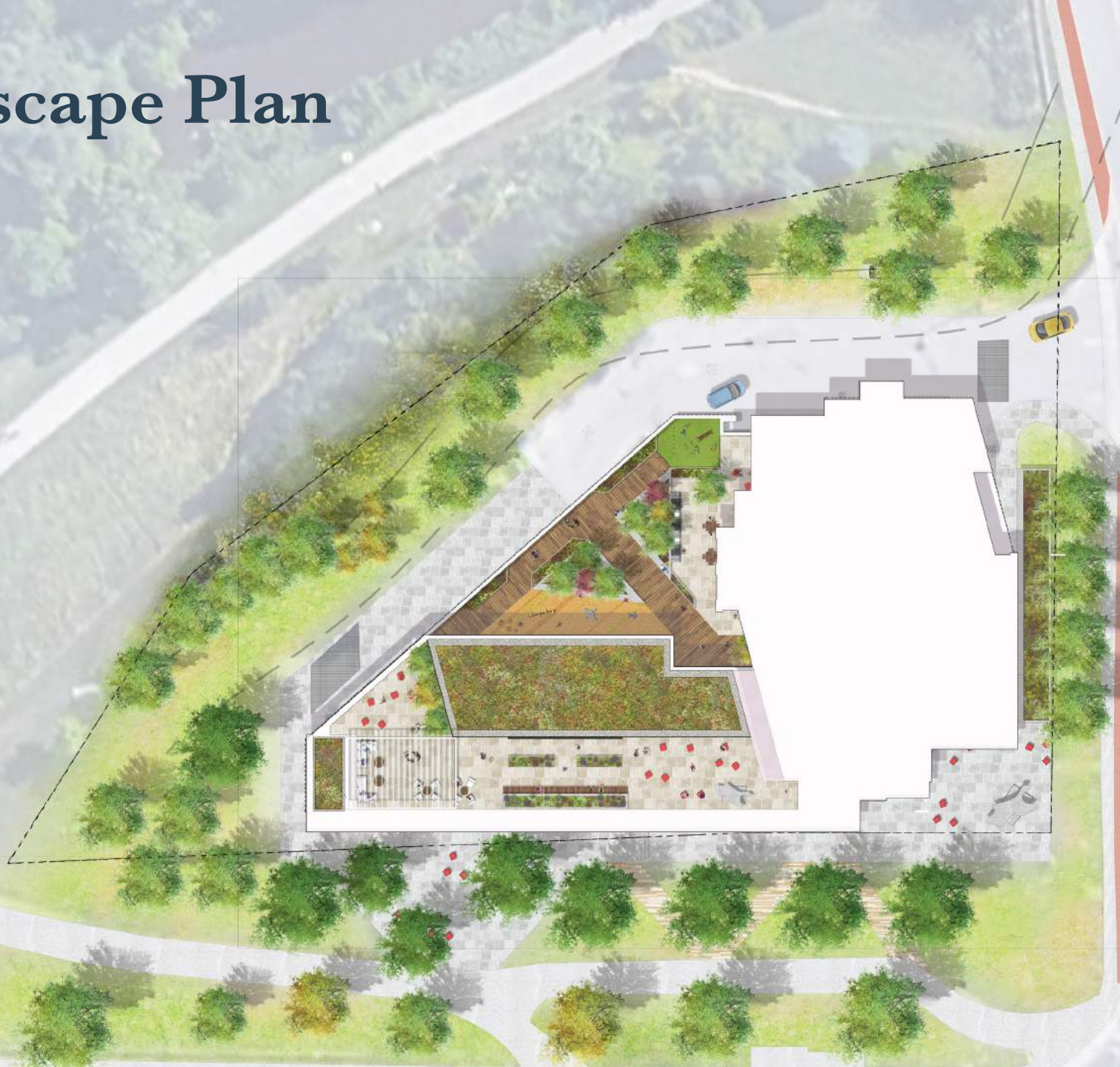
BARTLEY BULL PKWY

MAIN ST S

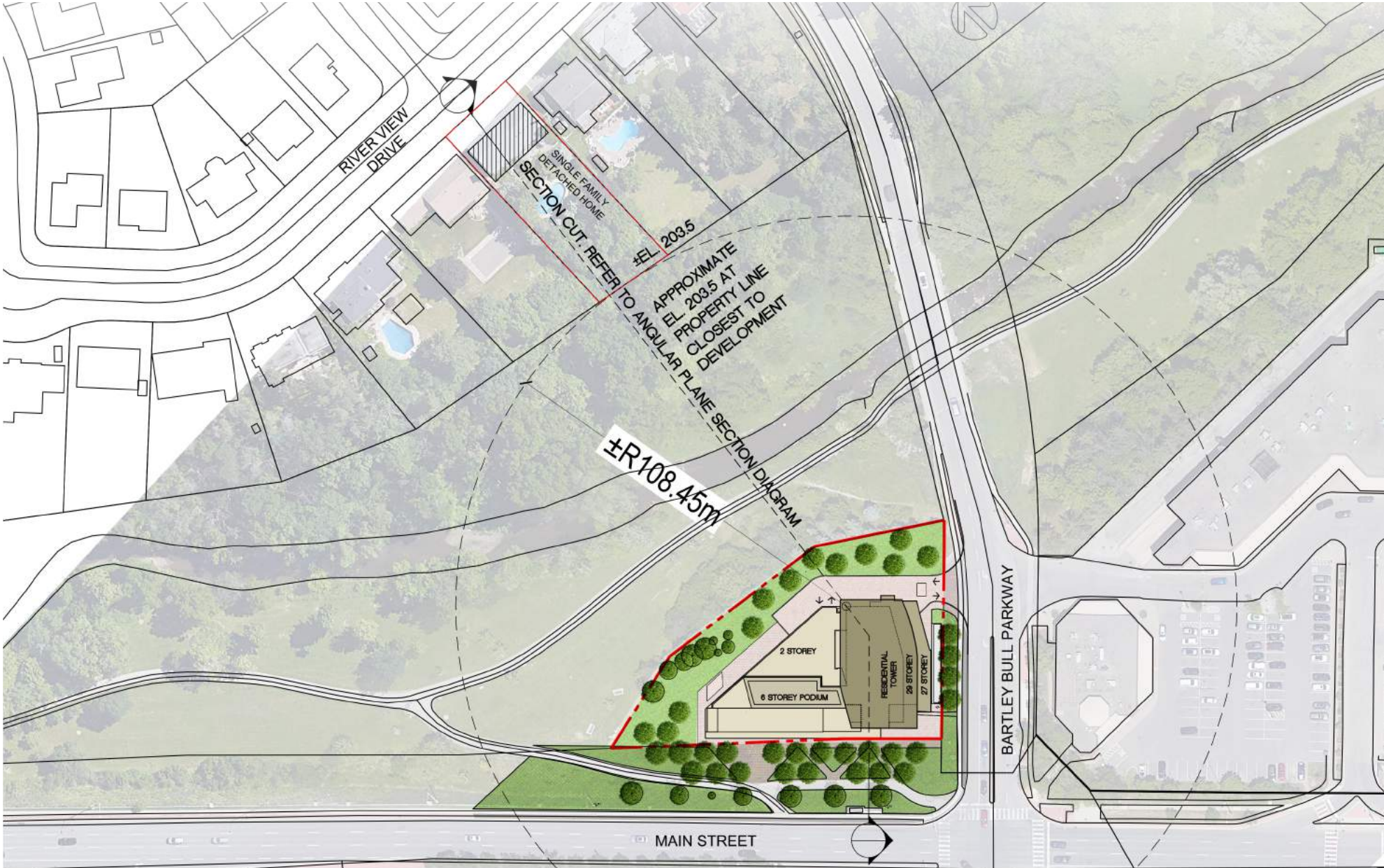
Amenity Level Floor Plan



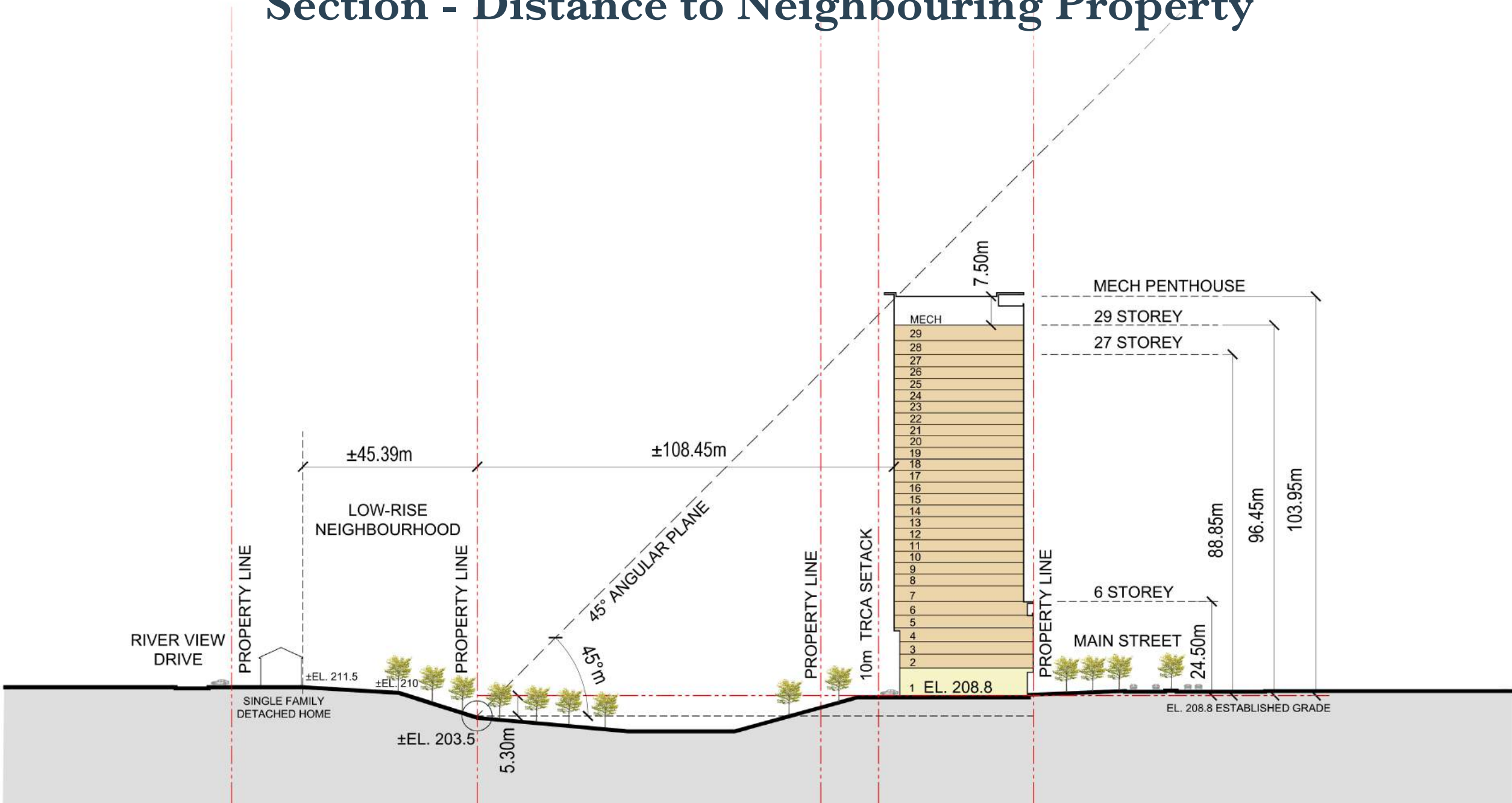
Landscape Plan



Plan - Distance to Neighbouring Property



Section - Distance to Neighbouring Property



Proposed Design



Proposed Design - Podium Level



Proposed Design - Podium Level



Perspective Views



View Looking Southwest from Pine
Tree Cres / Park Place

An architectural rendering of a modern, multi-story building with a prominent glass facade and a large, landscaped courtyard. The building features a series of horizontal bands of windows and a rooftop terrace. The courtyard is filled with trees, walkways, and people, suggesting a vibrant, community-oriented environment. A yellow taxi and a white car are visible on the street in the foreground. The entire scene is overlaid with a semi-transparent orange filter.

Thank you!

Shadow Study



September 21st - 3:12 p.m.



September 21st - 4:12 p.m.

Shadow Study



September 21st - 5:12 p.m.



September 21st - 6:12 p.m.