

Gagnon Walker Domes - 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc.

Application to amend the Zoning By-Law Amendment

Location: 16, 19, 23, 27, 31, 35 Railroad Street, 48, 50, 52 Mill Street North, and 55, 59 Elizabeth Street North

City File #: OZS-2024-0032

Ward: 1



Purpose and Effect

The applicant has submitted an application to amend the Zoning By-Law to permit a development of two mixed-use towers consisting of heights of 55 and 58 storeys on a 13-storey podium (12 storeys plus mezzanine). Further details include:

- Gross Site Area – 0.60 hectares (1.49 acres)
- Landscaped Open Space – Gross 22%, Net 5%
- Floor Space Index – 15.44 (gross), 18.70 (net)
- Total Residential Unit Count – 1,628 units
 - o 61 – studio units
 - o 1,196 - 1 bedroom/1 bedroom + den units
 - o 371 - 2 bedroom/2 bedroom + den units
- Total Vehicular Parking – 407 spaces
- Total Bicycle parking – 979 spaces



Supporting studies and drawings that have been submitted with the application are available on the City's website under Current Development Applications on the Planning & Development page, and by searching the City File # OZS-2024-0032: <https://planning.brampton.ca/>.

We value your input...

Any person may express their support, opposition or comments to this application.

How can I get involved?

Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. Pre-registration is required to speak or delegate virtually at the public meeting. Please email CityClerksOffice@brampton.ca no later than **4:30 p.m. on Tuesday, June 11th, 2024** to pre-register and receive more details.

To ensure a presentation on this item is provided at the meeting, interest for this will need to be indicated by either attending in person or indicating this, or by emailing City.ClerksOffice@brampton.ca to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Arjun Singh, Development Planner (Arjun.Singh@brampton.ca, 905-874-2254). AND/OR
- Mail comments to: Planning, Building and Growth Management Department, 2 Wellington Street West, 3rd Floor, Brampton ON L6Y 4R2 AND/OR
- Submit an audio or video recording (up to 5 minutes) to be played at the meeting. Submissions may be sent to CityClerksOffice@brampton.ca and must be received no later than **4:30 p.m. on Tuesday, June 11th 2024**.

If you wish to be notified of the decision of the City in respect to a proposed plan of subdivision, on a Zoning By-law Amendment, adoption of an Official Plan Amendment, or of the refusal of a request to amend the Official Plan, you must make a written request to:

City Clerk, City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

More Information:

For more information about this matter, including information about preserving your appeal rights, contact the City Planners identified in this notice. **Note:** In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning and Development Committee and forwarded to City Council for a decision.

Public Notice



Monday, June 17th, 2024



7:00 p.m.



City Hall Council Chamber & Virtual Option
<http://video.isilive.ca/brampton/live.html>

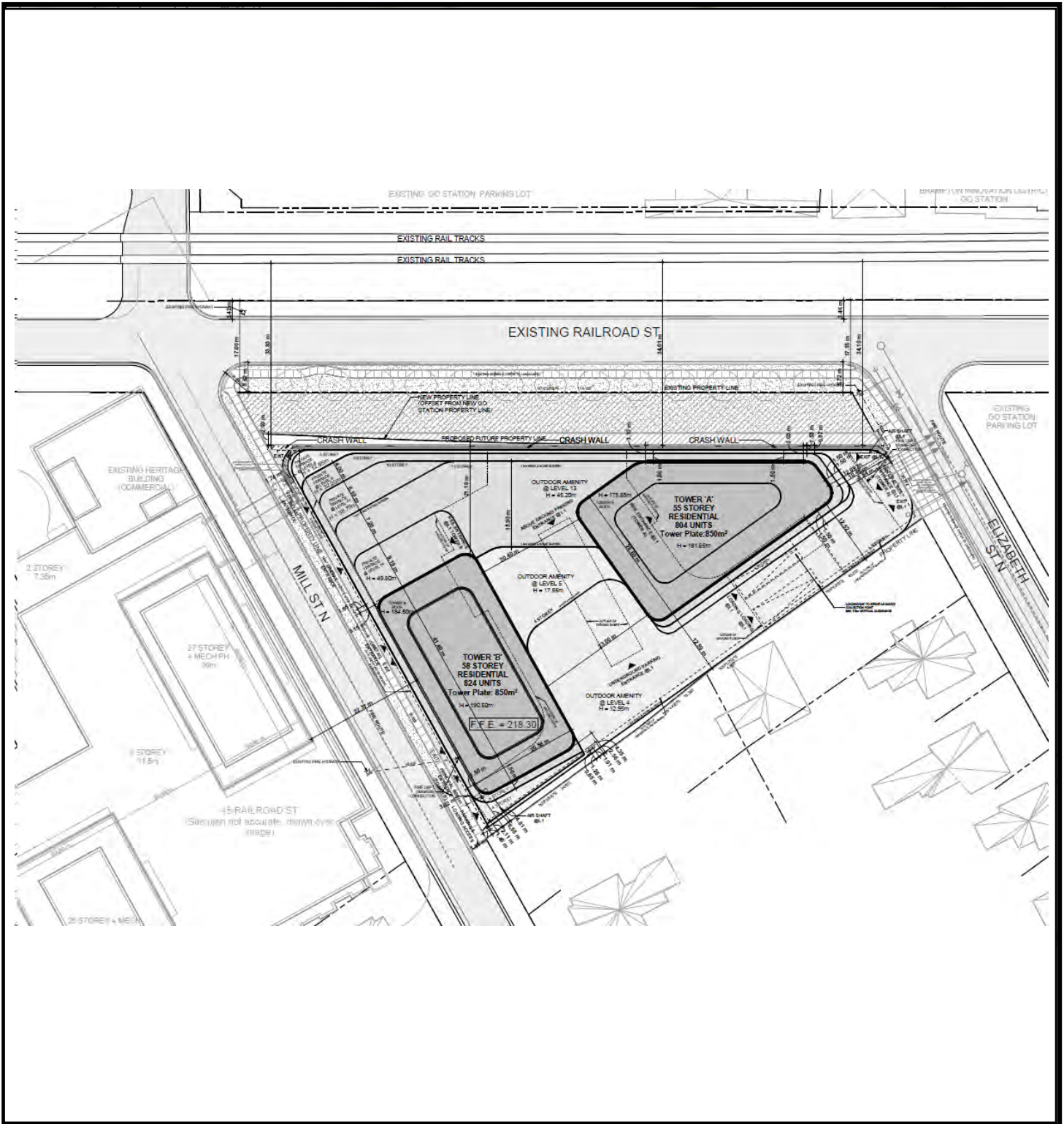
Information is available in alternative / accessible format upon request.

If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.

Important Information about making a submission

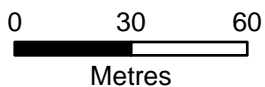
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed Official Plan Amendment or proposed Zoning By-law Amendment before a Zoning By-law is passed, or before a proposed Official Plan Amendment is adopted:

- (a) The person or public body is not entitled to appeal the decision of the City of Brampton to the Local Planning Appeal Tribunal; and,
- (b) The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

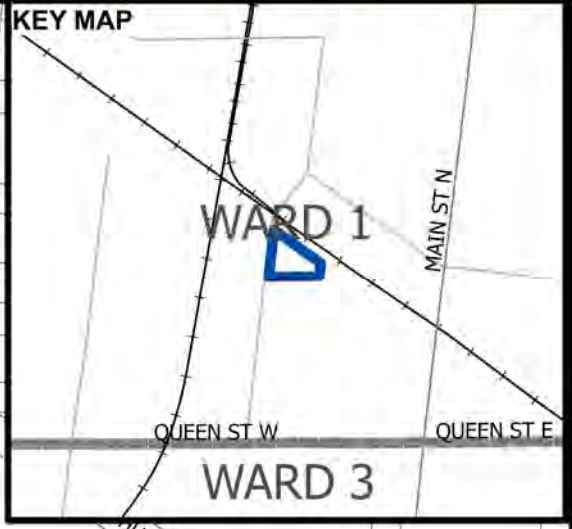
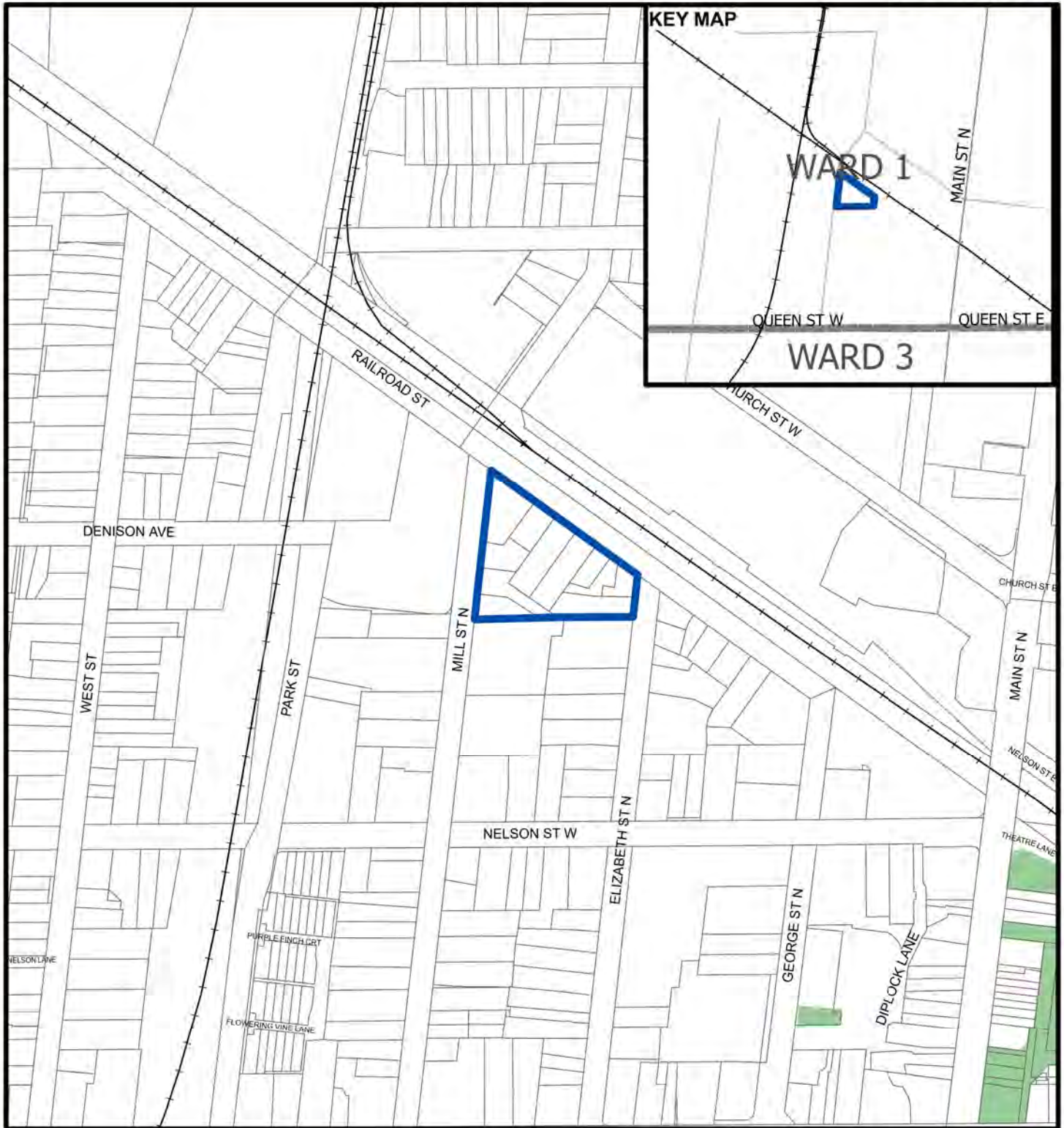






Date: 2024/05/02



**APPENDIX 1
CONCEPT PLAN**

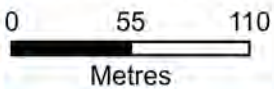
Applicant: Gagnon Walker Domes
Owner: 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc.
CITY FILE: OZS-2024-0032



-  Parcel Fabric
-  Railway
-  Park
-  Subject Lands



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: NRamusca
Date: 2024/05/02



**APPENDIX 2
LOCATION MAP**

**Applicant: Gagnon Walker Domes
Owner: 23 Railroad Inc., 17595031 Railroad ME Inc., and
5519273548 Railroad ME Inc.**

CITY FILE: OZS-2024-0032