



30 Peel Centre Drive City of Brampton

September 9th,
2024

**FOR
REC**



ARCADIS

KIRKOR

Who is LEV Living?



Properties in Greater
Toronto Area and
across Southern
Ontario

- Mixed Use Communities
- Retirement Residential
- Sustainable Living



Subject Property – Surrounding Context



Proposed Development

- Mixed-use high-rise development
- 1,538 units in total
 - 1,238 residential units
 - 300 Residential Care Home Units
 - 496 sq.m. of Commercial Space
- 3 Towers:
 - Tower A- Mixed-Use – 55 storeys
 - Tower B – Residential- 50 storeys
 - Tower C - Retirement– 20 storeys
- 996 parking spaces
- 4 parking levels
- 886 bicycle parking spaces



Conceptual Site Plan

QUEEN STREET EAST

TOWER 'C'
20 STOREY
RETIREMENT

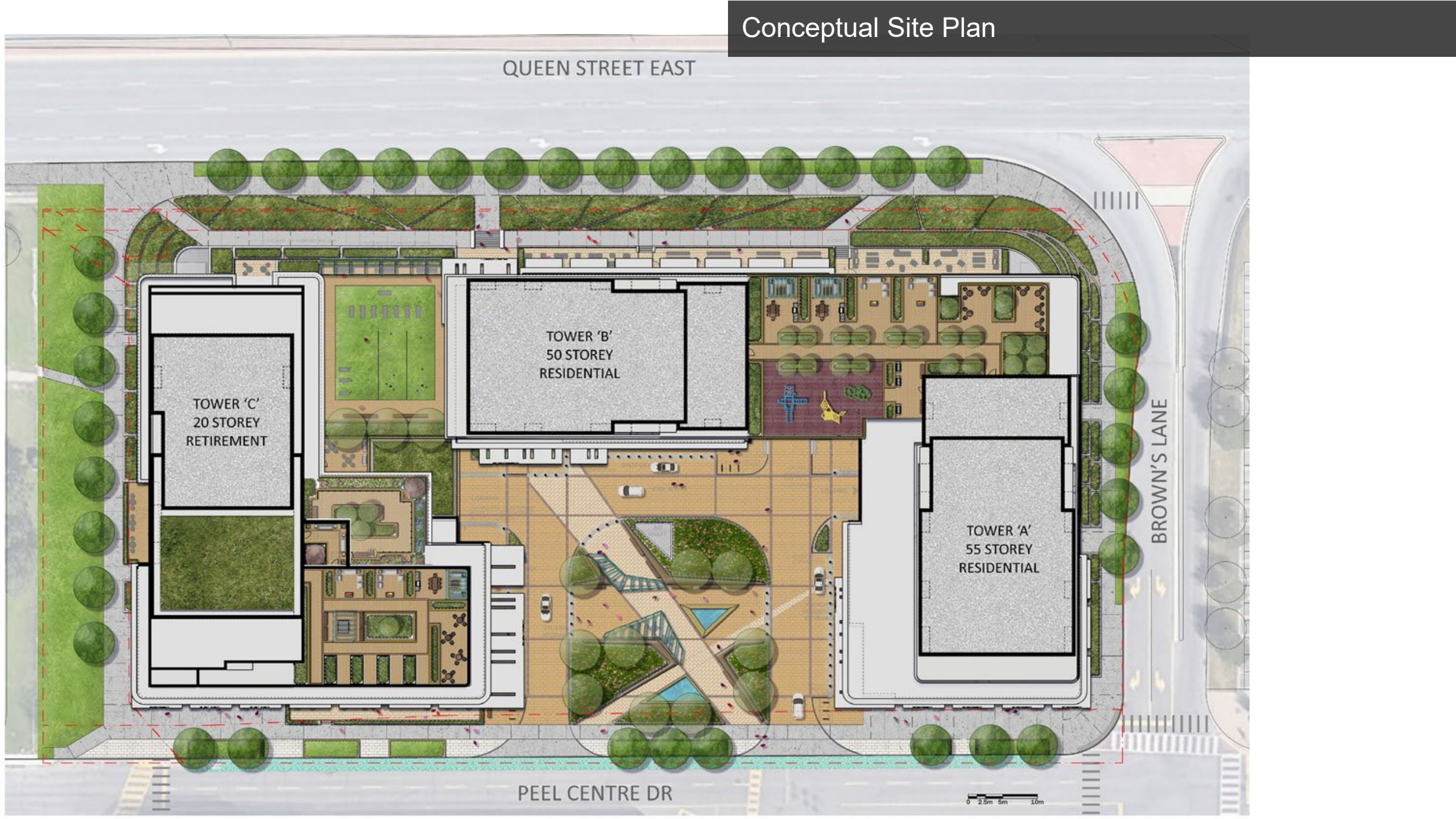
TOWER 'B'
50 STOREY
RESIDENTIAL

TOWER 'A'
55 STOREY
RESIDENTIAL

BROWN'S LANE

PEEL CENTRE DR

0 2.5m 5m 10m



BCC - Conceptual Master Plan



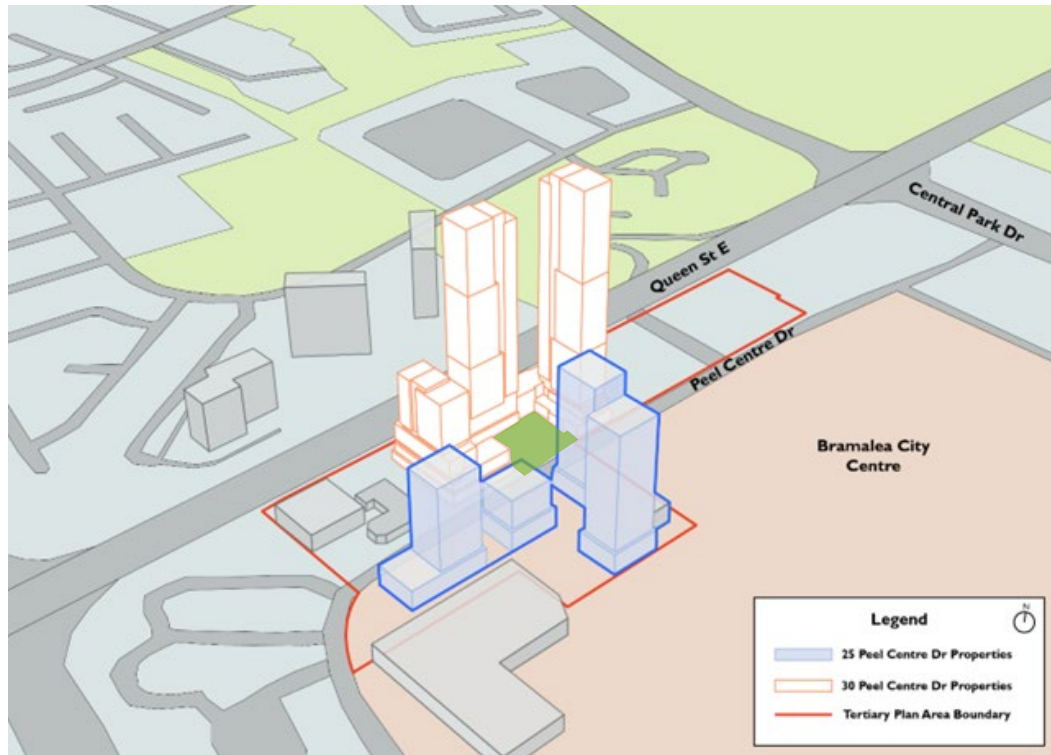
LEGEND

- Mixed-Use Residential
- Mixed-Use Retail
- Community Center / Sports / Recreation
- Mixed-Use Office / Institutional
- Mixed-Use Hotel / Convention
- Sidewalks
- Park / Open Space
- Roads
- Future Signalized Intersection
- Existing Signalized Intersection

Note: The dominant use for the mixed use blocks will be the named land use.

Developments within the Tertiary Plan

- Morguard Site Plan Application of Former Sears Building
 - 4 Towers
 - Maximum Height of 33 storeys
 - In Review



Queen Street East Looking Eastward



Queen Street East Pedestrian Realm



Central Outdoor Amenity Space / Woonerf Plaza



Peel Centre Drive- Tower A: Ground Floor Retail



Peel Centre Drive- Tower C: Residential/Retail Space



Submitted Supporting Studies

- Urban Design Brief;
- Comprehensive Development Plan;
- Noise and Vibration Study;
- Functional Servicing and Stormwater Management Report;
- Planning Justification Report;
- Arborist Report and Tree Protection Plan;
- Phase 1 & 2 Environmental Site Assessment;
- Transportation Impact Study;
- Shadow Study;
- Wind Study.

Conclusions and Next Steps

- Proposal meets the policies of the Official Plan, Brampton Plan 2023 and the Queen Street Corridor Secondary Plan (Area 36)
- Supports two MTSA Areas (Dixie and Central Park MTSA)
- Supports aging in place by increasing the proposed residential home care units and including additional residential units including family friendly units
- Animates key pedestrian corridors with commercial and public uses– Peel Centre Drive and Queen Street East
- Supports the 2040 BramPlan Vision for the new Bramalea City Centre

Next Steps

- Following the Statutory Public Meeting, enacting by-law will be refined, and the application proceed to Council with a staff recommendation report.
- If approved, anticipated submission of a Site Plan Application is to occur early 2025.



Thank You

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