

Application for ConsentSection 53 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: B-2023-0028
Property Address: 25 Peel Centre Drive
Legal Description: Con 4, EHS Part Lot 5
Agent: MHBC Planning, Gerry Tchisler
Owner(s): BCC Equities Inc., Morguard Corporation, Christine Cole
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, November 14, 2023, at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West

Purpose and Effect of the Application:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 330,000 square metres (33 hectares); together with an easement for shared driveway access and underground servicing. The proposed severed lot has a depth of approximately 160.94 metres (528.02 feet) and an area of approximately 14,095 square metres (3.48 acres). The effect of the application is to create a new lot for future residential purposes.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **4:30 pm on Thursday, November 9, 2023**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:30 pm on Thursday, November 9, 2023** by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer. Contact details are provided below.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 26th day of October, 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca

SITE DATA
 PARTS OF LOT 5, CONCESSION 4
 REGISTERED PLAN NO 688
 EAST OF HURONTARIO STREET
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 (GEORGIAN TOWNSHIP OF TORONTO COUNTY OF PEEL)
 AT COPYRIGHT J.D. BARNES LIMITED - 1998
SITE AREAS & EXISTING ZONING
 ZONING C3 SECTION 418
 AREA 23,7162 SQ. M / 332,162 SQ. FT. / 82,079 ACRES

PROPERTY DESCRIPTION
 PLAN 43R - 23182
 PARTS 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 77, 78
 OF PLANS OF SURVEY OF PART OF LOT 5 CONCESSION 4
 EAST OF HURONTARIO STREET AND PART OF BLOCK Q
 REGISTERED PLAN NO. 688, FORMERLY TOWNSHIP OF
 CHINGLIACOUSY NOW IN THE CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL AND PART 2 PLAN 43R-5722

BUILDING CLASSIFICATION:
 O.B.C. 1997, ARTICLE 3.2.2.57, SENTENCE (2),
 (a) TO (d) GROUP E, ANY HEIGHT, ANY
 AREA, SPRINKLERED.

EXISTING BUILDING AREA

BUILDING	AREA	OFFICE	NET G.L.A. FOR
	SQ.M.	SQ.M.	FURNISHING COURT
BUILDING "A" OFFICE - 4 STOREY	4,997 SQ	(4,997 SQ)	0 SQ
BUILDING "B" PROFESSIONAL - 2 STOREY	1,869 SQ	(1,869 SQ)	0 SQ
BUILDING "C" LOBBY & BEER STORE 1 STOREY	2,097 SQ	0 SQ	2,097 SQ
BUILDING "D" CHURCHWAY STORE 1 STOREY	1,791 SQ	(1,791 SQ)	1,791 SQ
BUILDING "E" BEANS DEPARTMENT STORE - SINGLESTORED	12,617 SQ	0 SQ	12,617 SQ
BUILDING "F" HOME DEPOT 1 STOREY (TO BE DEMOL.)	5,870 SQ	(5,870 SQ)	5,870 SQ
BUILDING "G" A & P FOOD STORE 1 STOREY	5,870 SQ	(5,870 SQ)	5,799 SQ
BUILDING "H" HOME DEPOT 1 STOREY	8,649 SQ	(8,649 SQ)	8,649 SQ
BUILDING "I" HOME DEPOT 1 STOREY	3,714 SQ	(3,714 SQ)	3,632 SQ
BUILDING "J" HOME DEPOT 1 STOREY	3,714 SQ	(3,714 SQ)	3,632 SQ
BUILDING "K" PROPOSED RETAIL/ OFFICE COMMERCIAL	3,473 SQ	(3,473 SQ)	3,381 SQ
BUILDING "L" PROPOSED RETAIL/ OFFICE COMMERCIAL	484 SQ	0 SQ	484 SQ
BUILDING "M" PROPOSED RETAIL/ OFFICE COMMERCIAL	831 SQ	0 SQ	831 SQ
BUILDING "N" PROPOSED RETAIL/ OFFICE COMMERCIAL	788 SQ	(788 SQ)	788 SQ
BUILDING "O" PROPOSED RETAIL UNIT	524 SQ	(427 SQ)	427 SQ
BUILDING "P" PROPOSED RETAIL/ OFFICE COMMERCIAL	788 SQ	(788 SQ)	788 SQ
BUILDING "Q" PROPOSED RETAIL/ FOOD STORE	2,380 SQ	0 SQ	2,380 SQ
BUILDING "R" PROPOSED RETAIL UNIT/FOOD	13,867 SQ	(13,867 SQ)	13,867 SQ
TOTAL EXISTING	122,003.79 SQ M (15,965.10 SQ M)		106,229.69 SQ M

PARKING CALCULATIONS

PARKING SPACES ON SITE = 5,832 SPACES
 PARKING SPACES BASED ON 1 CAR/1.9 SQ M
 STALL SIZE 3.70m x 5.50m WITH DRIVE AHEAD OF 1.80m
 EXISTING NET G.L.A. FOR PARKING = 106,229.69 SQ M
 PROPOSED PARKING PROVIDED FOR OFFICE BUILDINGS & OFFICE COMPONENT OF RETAIL BUILDING WHICH IS LESS THAN 20% OF RETAIL BUILDING IS DEMOLISHED (PHASE 1 OF A NOT ACCURATE)
 TOTAL PARKING REQUIRED (CROSSING 80% OF 2.0 SQ M) = 5,831 SPACES
 TOTAL PARKING PROVIDED AFTER NEW HIGH-WAY & DEMOLITION OF "C" = 5,832 SPACES
 NET PARKING (L/-) = 1 SPACES

SHORTFALL ALLOWED BY ZONING = 913 SPACES (SEE SPACES FOR SHORTFALL OF 618 SQ CARSP)
 ALL FROM UNDERGROUND LEVELS
 ALL FROM UNDERGROUND LEVELS = 200 SPACES
 PARKING SHARED WITH REGION DURING OFFICE HOURS = 388 CARS

UNDERGROUND PARKING

LEVEL	SPACES	TOTAL
EXISTING	150	150
PROPOSED	150	300
TOTAL	300	300

PARKING SUMMARY

ON GRADE	PARKING	PARKING LOSS(-)	UNDERGROUND/DECK
1	203 SPACES	(-4 SPACES)	54 SPACES
2	35 SPACES	(-15 SPACES)	123 SPACES
3	87 SPACES	(-28 SPACES)	91 SPACES
4	283 SPACES	(-11 SPACES)	93 SPACES
5	249 SPACES	(-11 SPACES)	303 SPACES
6	151 SPACES	(-137 SPACES)	363 SPACES
7	233 SPACES		190 SPACES
8	185 SPACES		190 SPACES
9	316 SPACES		213 SPACES
10	159 SPACES		
11	424 SPACES		
12	112 SPACES		
13	143 SPACES		
14	201 SPACES		
15	186 SPACES		
16	129 SPACES		
17	37 SPACES		
18	72 SPACES		
19	160 SPACES		
TOTAL	3,812 SPACES (ON GRADE)		2,220 SPACES (DECK/ABOVE GRADE)
	65 SPACES		37 SPACES
TOTAL EXISTING PARKING ON SITE	5,832 SPACES		

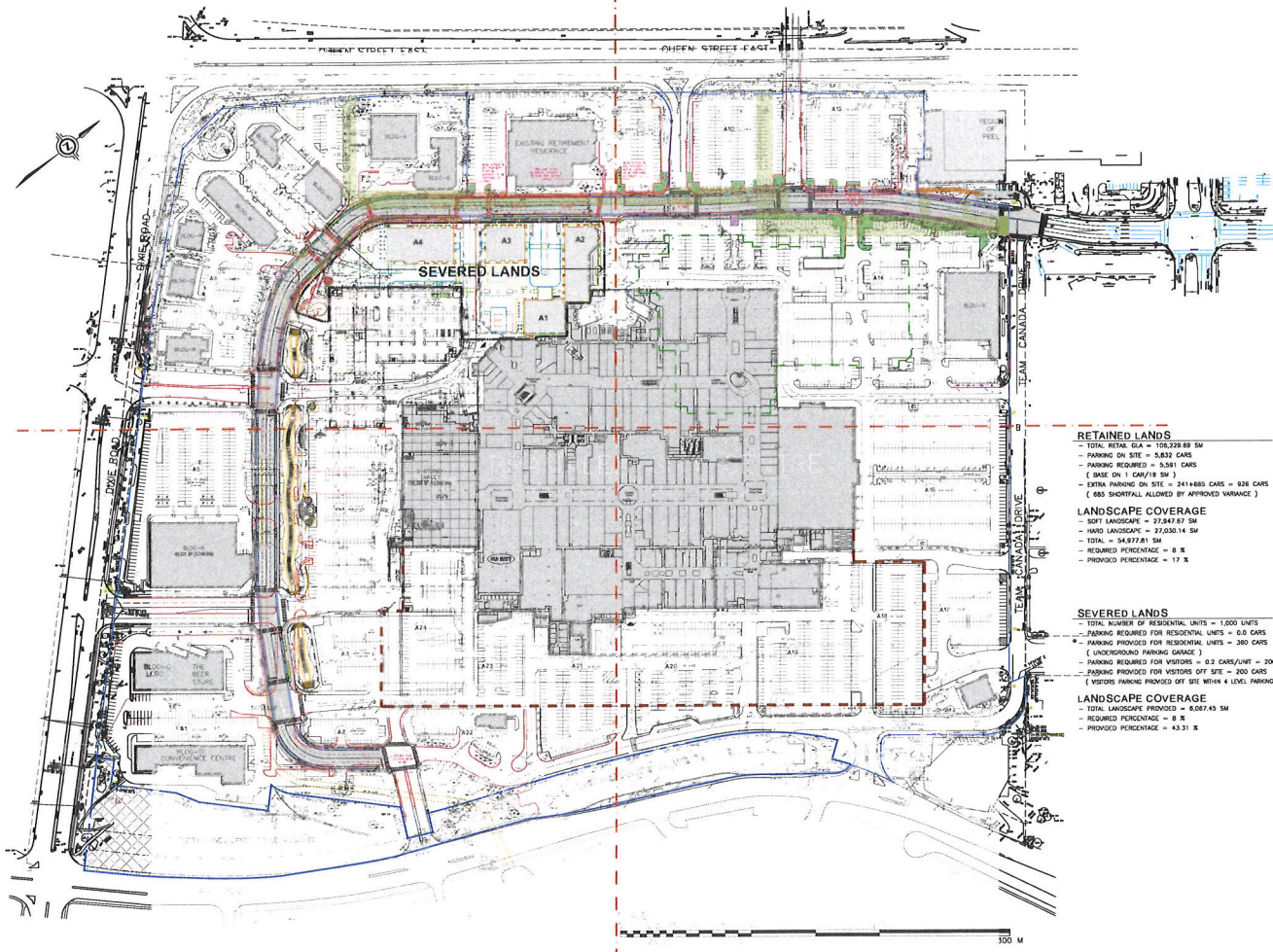
ISSUED FOR REFERENCE ONLY
 AUGUST 22, 2023

26	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
25	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
24	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
23	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
22	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
21	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
20	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
19	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
18	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
17	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
16	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
15	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
14	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
13	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
12	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
11	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
10	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
9	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
8	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
7	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
6	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
5	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
4	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
3	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
2	REVISION: ADD SITE INFORMATION	2023-08-21	AJ
1	REVISION: ADD SITE INFORMATION	2023-08-21	AJ

BCC MASTER SITE PLAN
 POST ROAD RELOCATION & RELATED WORKS
 SCALE: 1 : 1250

DIXIE TRIBUTARY DESIGN
 25 PEEL CENTRE DRIVE
 BRAMPTON, ON
 FOR: MORGUARD INVESTMENTS LTD.

PETROFF PARTNERSHIP ARCHITECTS
PETRIFF
 260 TOWN CENTRE BLVD. SUITE 200
 MARKHAM ONTARIO CANADA L3R 9W8
 TEL: 905.470.2000 FAX: 905.470.9900
 DRAWN BY: [NAME] CHECKED BY: [NAME] PROJECT NO: 20739
 DATE: 2023 DISCIPLINE: [NAME] SHEET NO: [NAME]
 REVISIONS: [NAME] [DATE] [DESCRIPTION]



RETAINED LANDS
 - TOTAL RETAIL G.L.A. = 106,229.69 SQ M
 - PARKING ON SITE = 5,832 CARS
 - PARKING REQUIRED = 5,591 CARS
 (BASED ON 1 CAR/1.9 SQ M)
 - EXTRA PARKING ON SITE = 241,685 CARS = 626 CARS
 (685 SHORTFALL ALLOWED BY APPROVED VARIANCE)

LANDSCAPE COVERAGE
 - SOFT LANDSCAPE = 27,847.87 SQ M
 - HARD LANDSCAPE = 27,000.14 SQ M
 - TOTAL = 54,848.01 SQ M
 - REQUIRED PERCENTAGE = 8 %
 - PROVIDED PERCENTAGE = 17 %

SEVERED LANDS
 - TOTAL NUMBER OF RESIDENTIAL UNITS = 1,000 UNITS
 - PARKING REQUIRED FOR RESIDENTIAL UNITS = 0.0 CARS
 - PARKING PROVIDED FOR RESIDENTIAL UNITS = 360 CARS
 (UNDERGROUND PARKING GARAGE)
 - PARKING REQUIRED FOR VISITORS = 0.2 CARS/UNIT = 200 CARS
 - PARKING PROVIDED FOR VISITORS OFF SITE = 200 CARS
 (VISITORS PARKING PROVIDED OFF SITE WITHIN 4 LEVEL PARKING DECK)

LANDSCAPE COVERAGE
 - TOTAL LANDSCAPE PROVIDED = 6,067.45 SQ M
 - REQUIRED PERCENTAGE = 8 %
 - PROVIDED PERCENTAGE = 43.31 %