

Bramalea City Centre

Consent & Minor Variance

25 Peel Centre Drive

City File: B-2023-0028 & A-2023-0315

Committee of Adjustment – November 14, 2023

Presenter: Gerry Tchisler, M.Pl., MCIP, RPP



Morguard


MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



Bramalea City Centre Property

Queen St E

Peel Centre Dr (private)

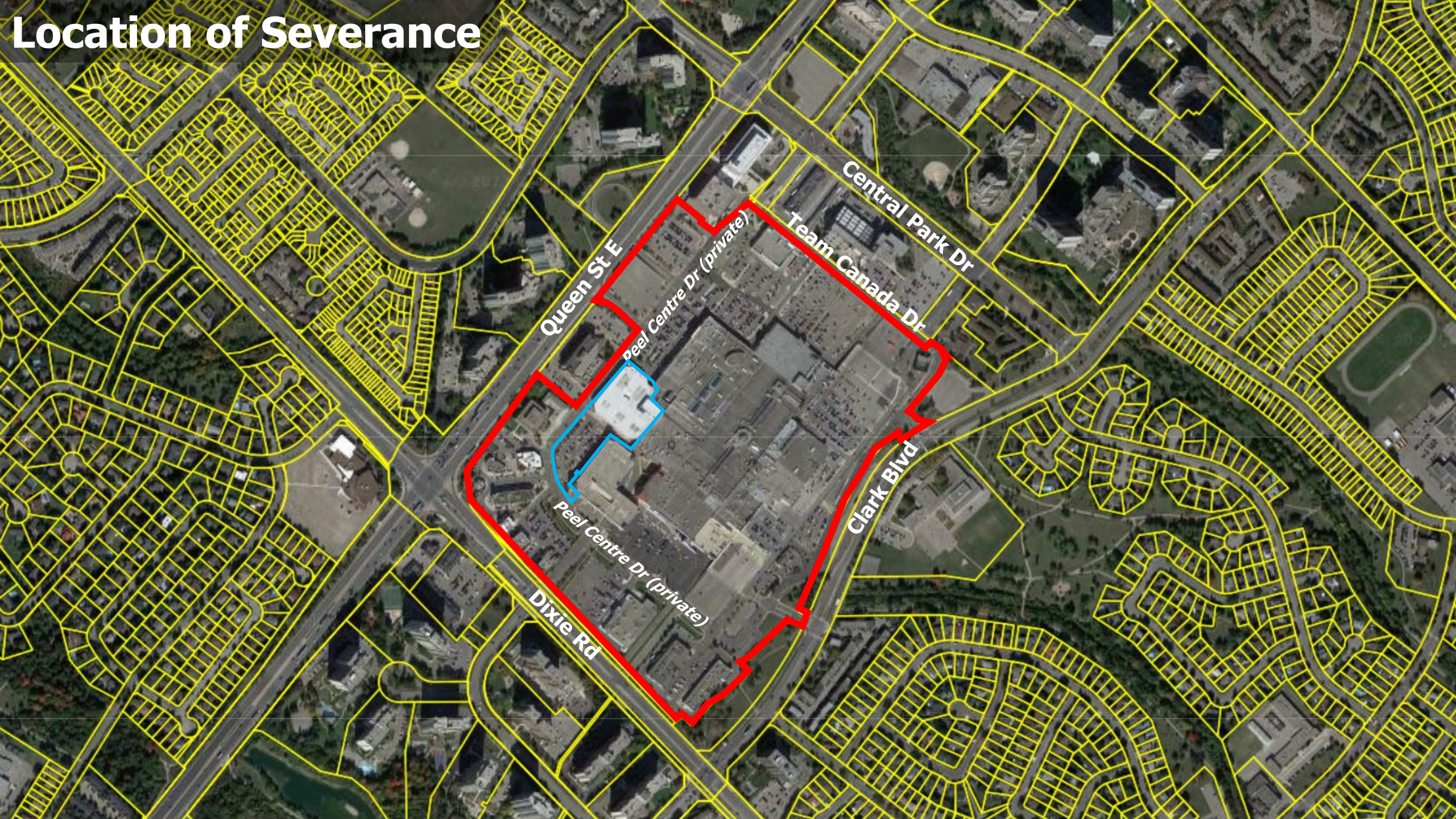
Central Park Dr

Team Canada Dr

Peel Centre Dr (private)

Dixie Rd

Clark Blvd



Location of Severance

Queen St E

Peel Centre Dr (private)

Central Park Dr

Team Canada Dr

Peel Centre Dr (private)

Dixie Rd

Clark Blvd

Development Proposal



- 1,000 rental residential units
- 690 m² of new at-grade commercial space
- 42% landscape open space
- 361 underground parking spaces
- 1,000 secure bike parking spaces
- 100 at-grade visitor bike parking spaces
- 9,014 m² public and private amenity area
- Reconstruction of Dixie Tributary for flood plain removal

Summary of Applications

Consent

- Severance of 1.4095 ha parcel to facilitate 1,000 unit rental development
- Establishment of easements for water, sanitary and storm sewer connections over the retained parcel in favour of the severed parcel
- Establishment of easements which recognize existing sanitary, storm and hydro services within the severed lands in favour of the retained lands
- Establishment of an access easement over Peel Centre Drive

Minor Variance

- That the retained and severed parcel be treated as one lot for zoning purposes

KEY PLAN
(NOT TO SCALE)

The map shows a shaded area labeled "SITE" located near the intersection of State St and Green Blvd. Green Road is also shown running parallel to Green Blvd. The site is situated south of State St and east of Green Road.

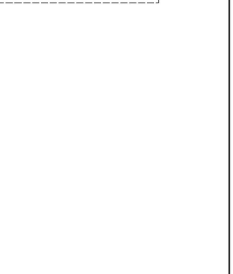
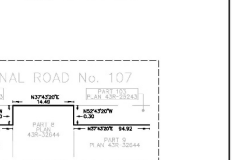


CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

NOTE
BOUNDARY INFORMATION IS COMPILED FROM AVAILABLE PAPER RECORDS, AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD MEASUREMENTS.

LEGEND

	DOWNTON LAND TO BE RETAINED
	DOWNTON LAND TO BE SEVERED




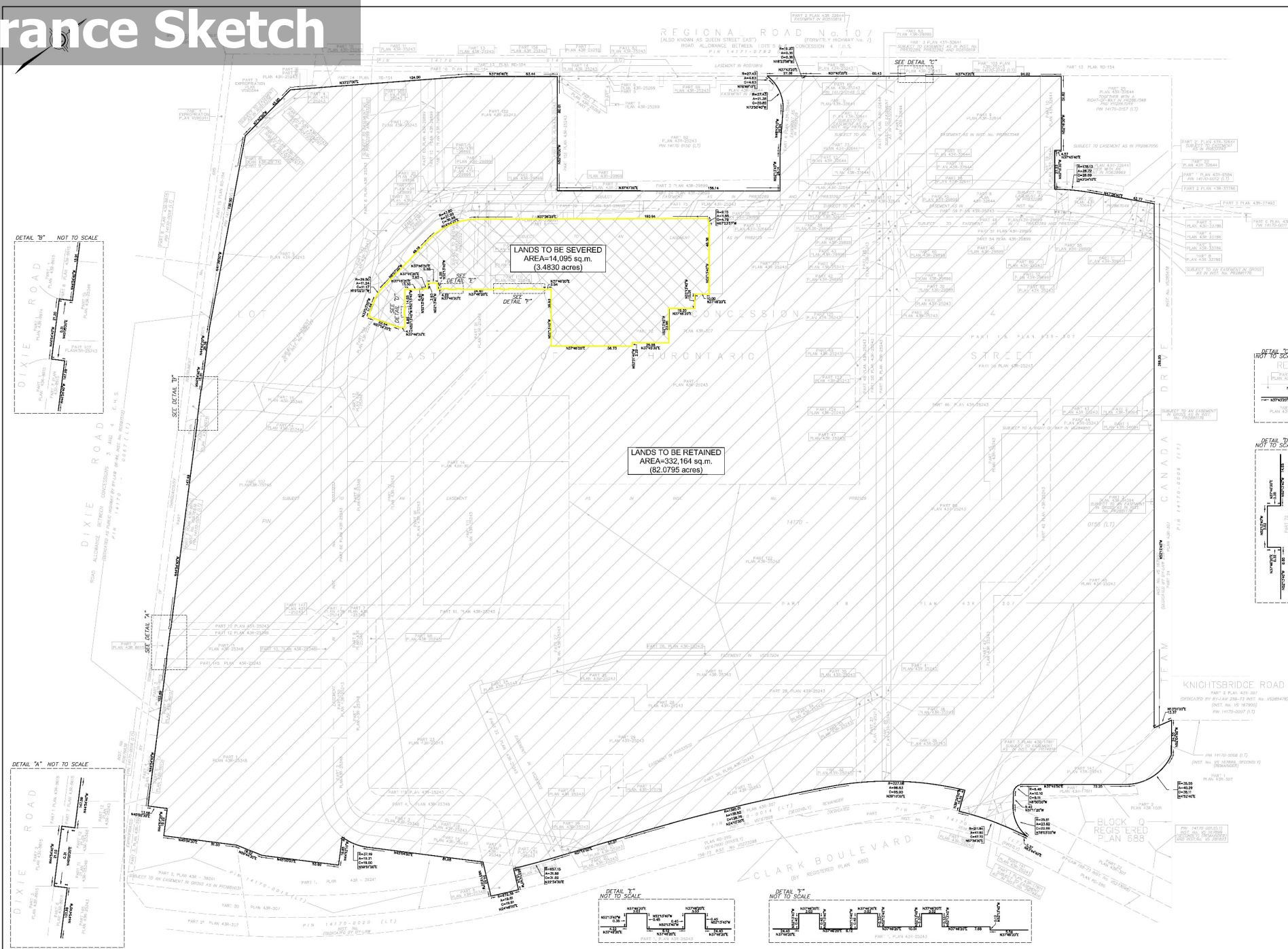
the 1990s, the number of people in the United States who are 65 years of age or older has increased by 50 percent. The number of people 75 years of age or older has increased by 100 percent. The number of people 85 years of age or older has increased by 200 percent. The number of people 95 years of age or older has increased by 400 percent. The number of people 100 years of age or older has increased by 800 percent. The number of people 105 years of age or older has increased by 1,600 percent. The number of people 110 years of age or older has increased by 3,200 percent. The number of people 115 years of age or older has increased by 6,400 percent. The number of people 120 years of age or older has increased by 12,800 percent. The number of people 125 years of age or older has increased by 25,600 percent. The number of people 130 years of age or older has increased by 51,200 percent. The number of people 135 years of age or older has increased by 102,400 percent. The number of people 140 years of age or older has increased by 204,800 percent. The number of people 145 years of age or older has increased by 409,600 percent. The number of people 150 years of age or older has increased by 819,200 percent. The number of people 155 years of age or older has increased by 1,638,400 percent. The number of people 160 years of age or older has increased by 3,276,800 percent. The number of people 165 years of age or older has increased by 6,553,600 percent. The number of people 170 years of age or older has increased by 13,107,200 percent. The number of people 175 years of age or older has increased by 26,214,400 percent. The number of people 180 years of age or older has increased by 52,428,800 percent. The number of people 185 years of age or older has increased by 104,857,600 percent. The number of people 190 years of age or older has increased by 209,715,200 percent. The number of people 195 years of age or older has increased by 419,430,400 percent. The number of people 200 years of age or older has increased by 838,860,800 percent. The number of people 205 years of age or older has increased by 1,677,721,600 percent. The number of people 210 years of age or older has increased by 3,355,443,200 percent. The number of people 215 years of age or older has increased by 6,710,886,400 percent. The number of people 220 years of age or older has increased by 13,421,772,800 percent. The number of people 225 years of age or older has increased by 26,843,545,600 percent. The number of people 230 years of age or older has increased by 53,687,091,200 percent. The number of people 235 years of age or older has increased by 107,374,182,400 percent. The number of people 240 years of age or older has increased by 214,748,364,800 percent. The number of people 245 years of age or older has increased by 429,496,729,600 percent. The number of people 250 years of age or older has increased by 858,993,459,200 percent. The number of people 255 years of age or older has increased by 1,717,986,918,400 percent. The number of people 260 years of age or older has increased by 3,435,973,836,800 percent. The number of people 265 years of age or older has increased by 6,871,947,673,600 percent. The number of people 270 years of age or older has increased by 13,743,895,347,200 percent. The number of people 275 years of age or older has increased by 27,487,790,694,400 percent. The number of people 280 years of age or older has increased by 54,975,581,388,800 percent. The number of people 285 years of age or older has increased by 109,951,162,777,600 percent. The number of people 290 years of age or older has increased by 219,902,325,555,200 percent. The number of people 295 years of age or older has increased by 439,804,651,110,400 percent. The number of people 300 years of age or older has increased by 879,609,302,220,800 percent. The number of people 305 years of age or older has increased by 1,759,218,604,441,600 percent. The number of people 310 years of age or older has increased by 3,518,437,208,883,200 percent. The number of people 315 years of age or older has increased by 7,036,874,417,766,400 percent. The number of people 320 years of age or older has increased by 14,073,748,835,532,800 percent. The number of people 325 years of age or older has increased by 28,147,497,671,065,600 percent. The number of people 330 years of age or older has increased by 56,294,995,342,131,200 percent. The number of people 335 years of age or older has increased by 112,589,990,684,262,400 percent. The number of people 340 years of age or older has increased by 225,179,981,368,524,800 percent. The number of people 345 years of age or older has increased by 450,359,962,737,049,600 percent. The number of people 350 years of age or older has increased by 900,719,925,474,099,200 percent. The number of people 355 years of age or older has increased by 1,801,439,850,948,198,400 percent. The number of people 360 years of age or older has increased by 3,602,879,701,896,396,800 percent. The number of people 365 years of age or older has increased by 7,205,759,403,792,793,600 percent. The number of people 370 years of age or older has increased by 14,411,518,807,585,587,200 percent. The number of people 375 years of age or older has increased by 28,823,037,615,171,174,400 percent. The number of people 380 years of age or older has increased by 57,646,075,230,342,348,800 percent. The number of people 385 years of age or older has increased by 115,292,150,460,684,697,600 percent. The number of people 390 years of age or older has increased by 230,584,300,921,369,395,200 percent. The number of people 395 years of age or older has increased by 461,168,601,842,738,790,400 percent. The number of people 400 years of age or older has increased by 922,337,203,685,477,580,800 percent. The number of people 405 years of age or older has increased by 1,844,674,407,370,955,161,600 percent. The number of people 410 years of age or older has increased by 3,689,348,814,741,910,323,200 percent. The number of people 415 years of age or older has increased by 7,378,697,629,483,820,646,400 percent. The number of people 420 years of age or older has increased by 14,757,395,258,967,641,292,800 percent. The number of people 425 years of age or older has increased by 29,514,790,517,935,282,585,600 percent. The number of people 430 years of age or older has increased by 59,029,581,035,870,565,171,200 percent. The number of people 435 years of age or older has increased by 118,059,162,071,741,130,342,400 percent. The number of people 440 years of age or older has increased by 236,118,324,143,482,260,684,800 percent. The number of people 445 years of age or older has increased by 472,236,648,286,964,521,369,600 percent. The number of people 450 years of age or older has increased by 944,473,296,573,929,042,739,200 percent. The number of people 455 years of age or older has increased by 1,888,946,593,147,858,085,478,400 percent. The number of people 460 years of age or older has increased by 3,777,893,186,295,716,170,956,800 percent. The number of people 465 years of age or older has increased by 7,555,786,372,591,432,341,913,600 percent. The number of people 470 years of age or older has increased by 15,111,572,745,182,864,683,827,200 percent. The number of people 475 years of age or older has increased by 30,223,145,490,365,729,367,654,400 percent. The number of people 480 years of age or older has increased by 60,446,290,980,731,458,735,308,800 percent. The number of people 485 years of age or older has increased by 120,892,581,961,462,917,470,617,600 percent. The number of people 490 years of age or older has increased by 241,785,163,922,925,834,941,235,200 percent. The number of people 495 years of age or older has increased by 483,570,327,845,851,669,882,470,400 percent. The number of people 500 years of age or older has increased by 967,140,655,691,703,339,764,940,800 percent. The number of people 505 years of age or older has increased by 1,934,281,311,383,406,679,529,881,600 percent. The number of people 510 years of age or older has increased by 3,868,562,622,766,813,359,059,763,200 percent. The number of people 515 years of age or older has increased by 7,737,125,245,533,626,718,119,526,400 percent. The number of people 520 years of age or older has increased by 15,474,250,491,067,253,436,239,052,800 percent. The number of people 525 years of age or older has increased by 30,948,500,982,134,506,872,478,105,600 percent. The number of people 530 years of age or older has increased by 61,897,001,964,269,013,744,956,211,200 percent. The number of people 535 years of age or older has increased by 123,794,003,928,538,027,489,912,422,400 percent. The number of people 540 years of age or older has increased by 247,588,007,857,076,054,979,824,844,800 percent. The number of people 545 years of age or older has increased by 495,176,015,714,152,109,959,649,689,600 percent. The number of people 550 years of age or older has increased by 990,352,031,428,304,219,919,299,379,200 percent. The number of people 555 years of age or older has increased by 1,980,704,062,856,608,439,838,598,758,400 percent. The number of people 560 years of age or older has increased by 3,961,408,125,713,216,879,677,197,516,800 percent. The number of people 565 years of age or older has increased by 7,922,816,251,426,433,759,354,395,033,600 percent. The number of people 570 years of age or older has increased by 15,845,632,502,852,867,518,708,790,067,200 percent. The number of people 575

the 1990s, the number of people in the United States who are 65 years of age or older has increased by 50 percent, and the number of people 75 years of age or older has increased by 100 percent. The number of people 85 years of age or older has increased by 200 percent. The number of people 95 years of age or older has increased by 400 percent. The number of people 100 years of age or older has increased by 1,000 percent. The number of people 105 years of age or older has increased by 2,000 percent. The number of people 110 years of age or older has increased by 4,000 percent. The number of people 115 years of age or older has increased by 8,000 percent. The number of people 120 years of age or older has increased by 16,000 percent. The number of people 125 years of age or older has increased by 32,000 percent. The number of people 130 years of age or older has increased by 64,000 percent. The number of people 135 years of age or older has increased by 128,000 percent. The number of people 140 years of age or older has increased by 256,000 percent. The number of people 145 years of age or older has increased by 512,000 percent. The number of people 150 years of age or older has increased by 1,024,000 percent. The number of people 155 years of age or older has increased by 2,048,000 percent. The number of people 160 years of age or older has increased by 4,096,000 percent. The number of people 165 years of age or older has increased by 8,192,000 percent. The number of people 170 years of age or older has increased by 16,384,000 percent. The number of people 175 years of age or older has increased by 32,768,000 percent. The number of people 180 years of age or older has increased by 65,536,000 percent. The number of people 185 years of age or older has increased by 131,072,000 percent. The number of people 190 years of age or older has increased by 262,144,000 percent. The number of people 195 years of age or older has increased by 524,288,000 percent. The number of people 200 years of age or older has increased by 1,048,576,000 percent. The number of people 205 years of age or older has increased by 2,097,152,000 percent. The number of people 210 years of age or older has increased by 4,194,304,000 percent. The number of people 215 years of age or older has increased by 8,388,608,000 percent. The number of people 220 years of age or older has increased by 16,777,216,000 percent. The number of people 225 years of age or older has increased by 33,554,432,000 percent. The number of people 230 years of age or older has increased by 67,108,864,000 percent. The number of people 235 years of age or older has increased by 134,217,728,000 percent. The number of people 240 years of age or older has increased by 268,435,456,000 percent. The number of people 245 years of age or older has increased by 536,870,912,000 percent. The number of people 250 years of age or older has increased by 1,073,741,824,000 percent. The number of people 255 years of age or older has increased by 2,147,483,648,000 percent. The number of people 260 years of age or older has increased by 4,294,967,296,000 percent. The number of people 265 years of age or older has increased by 8,589,934,592,000 percent. The number of people 270 years of age or older has increased by 17,179,869,184,000 percent. The number of people 275 years of age or older has increased by 34,359,738,368,000 percent. The number of people 280 years of age or older has increased by 68,719,476,736,000 percent. The number of people 285 years of age or older has increased by 137,438,953,472,000 percent. The number of people 290 years of age or older has increased by 274,877,906,944,000 percent. The number of people 295 years of age or older has increased by 549,755,813,888,000 percent. The number of people 300 years of age or older has increased by 1,099,511,627,776,000 percent. The number of people 305 years of age or older has increased by 2,199,023,255,552,000 percent. The number of people 310 years of age or older has increased by 4,398,046,511,104,000 percent. The number of people 315 years of age or older has increased by 8,796,093,022,208,000 percent. The number of people 320 years of age or older has increased by 17,592,186,044,416,000 percent. The number of people 325 years of age or older has increased by 35,184,372,088,832,000 percent. The number of people 330 years of age or older has increased by 70,368,744,177,664,000 percent. The number of people 335 years of age or older has increased by 140,737,488,355,328,000 percent. The number of people 340 years of age or older has increased by 281,474,976,710,656,000 percent. The number of people 345 years of age or older has increased by 562,949,953,421,312,000 percent. The number of people 350 years of age or older has increased by 1,125,899,906,842,624,000 percent. The number of people 355 years of age or older has increased by 2,251,799,813,685,248,000 percent. The number of people 360 years of age or older has increased by 4,503,599,627,370,496,000 percent. The number of people 365 years of age or older has increased by 9,007,199,254,740,992,000 percent. The number of people 370 years of age or older has increased by 18,014,398,509,481,984,000 percent. The number of people 375 years of age or older has increased by 36,028,797,018,963,968,000 percent. The number of people 380 years of age or older has increased by 72,057,594,037,927,936,000 percent. The number of people 385 years of age or older has increased by 144,115,188,075,855,872,000 percent. The number of people 390 years of age or older has increased by 288,230,376,151,711,744,000 percent. The number of people 395 years of age or older has increased by 576,460,752,303,423,488,000 percent. The number of people 400 years of age or older has increased by 1,152,921,504,606,846,976,000 percent. The number of people 405 years of age or older has increased by 2,305,843,009,213,693,952,000 percent. The number of people 410 years of age or older has increased by 4,611,686,018,427,387,904,000 percent. The number of people 415 years of age or older has increased by 9,223,372,036,854,775,808,000 percent. The number of people 420 years of age or older has increased by 18,446,744,073,709,551,616,000 percent. The number of people 425 years of age or older has increased by 36,893,488,147,419,103,232,000 percent. The number of people 430 years of age or older has increased by 73,786,976,294,838,206,464,000 percent. The number of people 435 years of age or older has increased by 147,573,952,589,676,412,928,000 percent. The number of people 440 years of age or older has increased by 295,147,905,179,352,825,856,000 percent. The number of people 445 years of age or older has increased by 590,295,810,358,705,651,712,000 percent. The number of people 450 years of age or older has increased by 1,180,591,620,717,411,303,424,000 percent. The number of people 455 years of age or older has increased by 2,361,183,241,434,822,606,848,000 percent. The number of people 460 years of age or older has increased by 4,722,366,482,869,645,213,696,000 percent. The number of people 465 years of age or older has increased by 9,444,732,965,739,290,427,392,000 percent. The number of people 470 years of age or older has increased by 18,889,465,931,478,580,854,784,000 percent. The number of people 475 years of age or older has increased by 37,778,931,862,957,161,709,568,000 percent. The number of people 480 years of age or older has increased by 75,557,863,725,914,323,419,136,000 percent. The number of people 485 years of age or older has increased by 151,115,727,451,828,646,838,272,000 percent. The number of people 490 years of age or older has increased by 302,231,454,903,657,293,676,544,000 percent. The number of people 495 years of age or older has increased by 604,462,909,807,314,587,353,088,000 percent. The number of people 500 years of age or older has increased by 1,208,925,819,614,629,174,706,176,000 percent. The number of people 505 years of age or older has increased by 2,417,851,639,229,258,349,412,352,000 percent. The number of people 510 years of age or older has increased by 4,835,703,278,458,516,698,824,704,000 percent. The number of people 515 years of age or older has increased by 9,671,406,556,917,033,397,649,408,000 percent. The number of people 520 years of age or older has increased by 19,342,813,113,834,066,795,298,816,000 percent. The number of people 525 years of age or older has increased by 38,685,626,227,668,133,590,597,632,000 percent. The number of people 530 years of age or older has increased by 77,371,252,455,336,267,181,195,264,000 percent. The number of people 535 years of age or older has increased by 154,742,504,910,672,534,362,390,528,000 percent. The number of people 540 years of age or older has increased by 309,485,009,821,345,068,724,781,056,000 percent. The number of people 545 years of age or older has increased by 618,970,019,642,690,137,449,562,112,000 percent. The number of people 550 years of age or older has increased by 1,237,940,039,285,380,274,899,124,224,000 percent. The number of people 555 years of age or older has increased by 2,475,880,078,570,760,549,798,248,448,000 percent. The number of people 560 years of age or older has increased by 4,951,760,157,141,521,099,596,496,896,000 percent. The number of people 565 years of age or older has increased by 9,903,520,314,283,042,199,193,993,792,000 percent. The number of people 570 years of age or older has increased by 19,807,040,628,566,084,398,387,

SURVEYOR'S CERTIFICATE

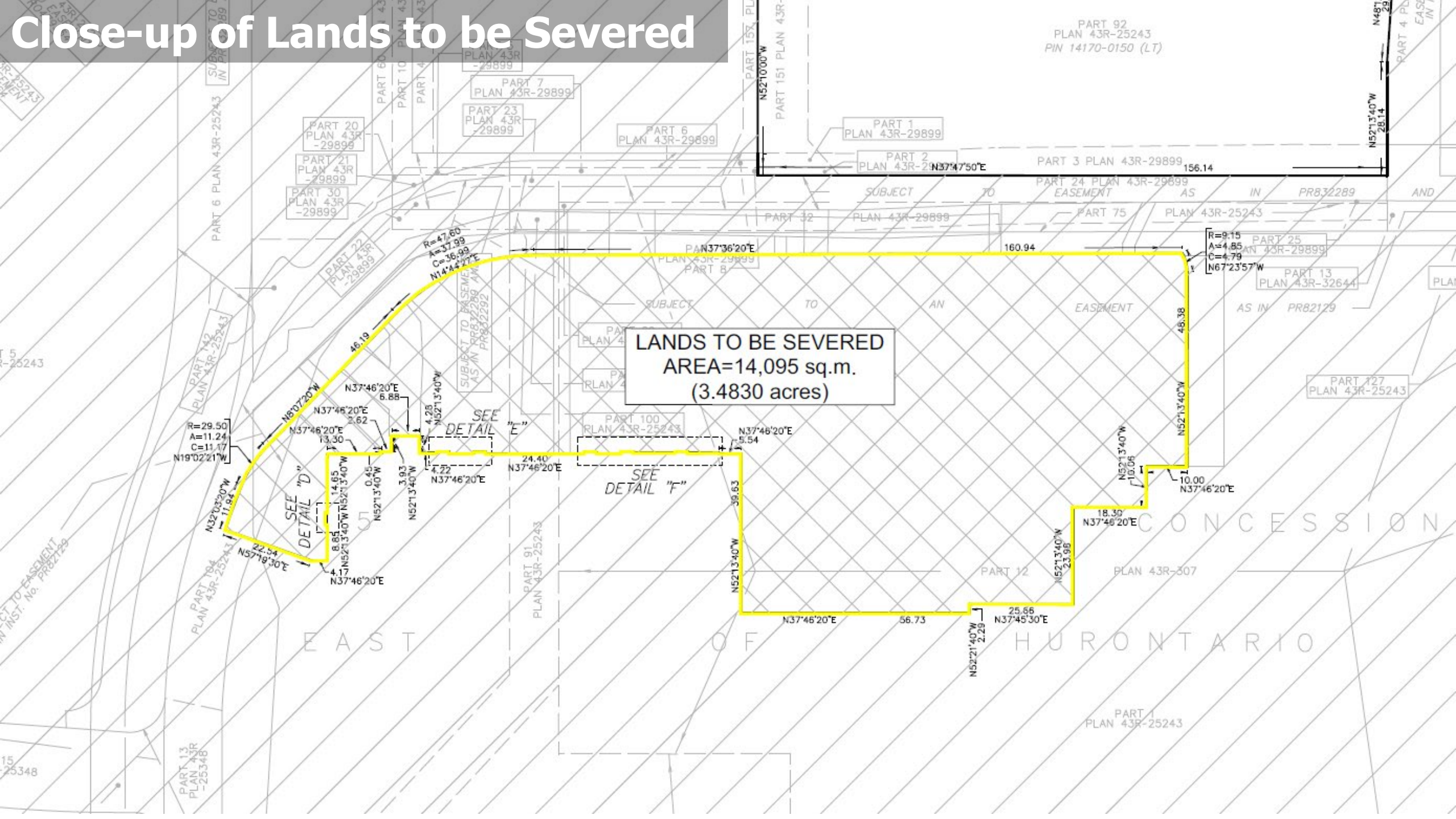
D. S. GUEBIN
ONTARIO LAND SURVEYOR

 <p style="font-size: 1.5em; font-weight: bold; margin-top: 10px;">J. D. BARNES</p> <p style="margin-top: 5px;">LIMITED</p> <p style="margin-top: 5px;">LAND INFORMATION SPECIALISTS</p> <p style="margin-top: 5px;">400 PIRBELLARATOR WAY, SUITE A, MARKHAM, ON L3P 1K3 TEL: (905) 476-8041 FAX: (905) 476-8049 www.jdbarnes.com</p>	<p style="text-align: right; font-weight: bold; margin-bottom: 10px;">SURVEYED MAPPING DATE</p>
<p>DRAWN BY: CF</p> <p>CHECKED BY: RSCG</p> <p>PREFERENCE NO:</p>	<p style="text-align: right; font-weight: bold; margin-top: 10px;">03-38-362-15-C-SURVANCE</p>



PLOTTED: 8/20/2022 14:02: 92724808 08, 2022

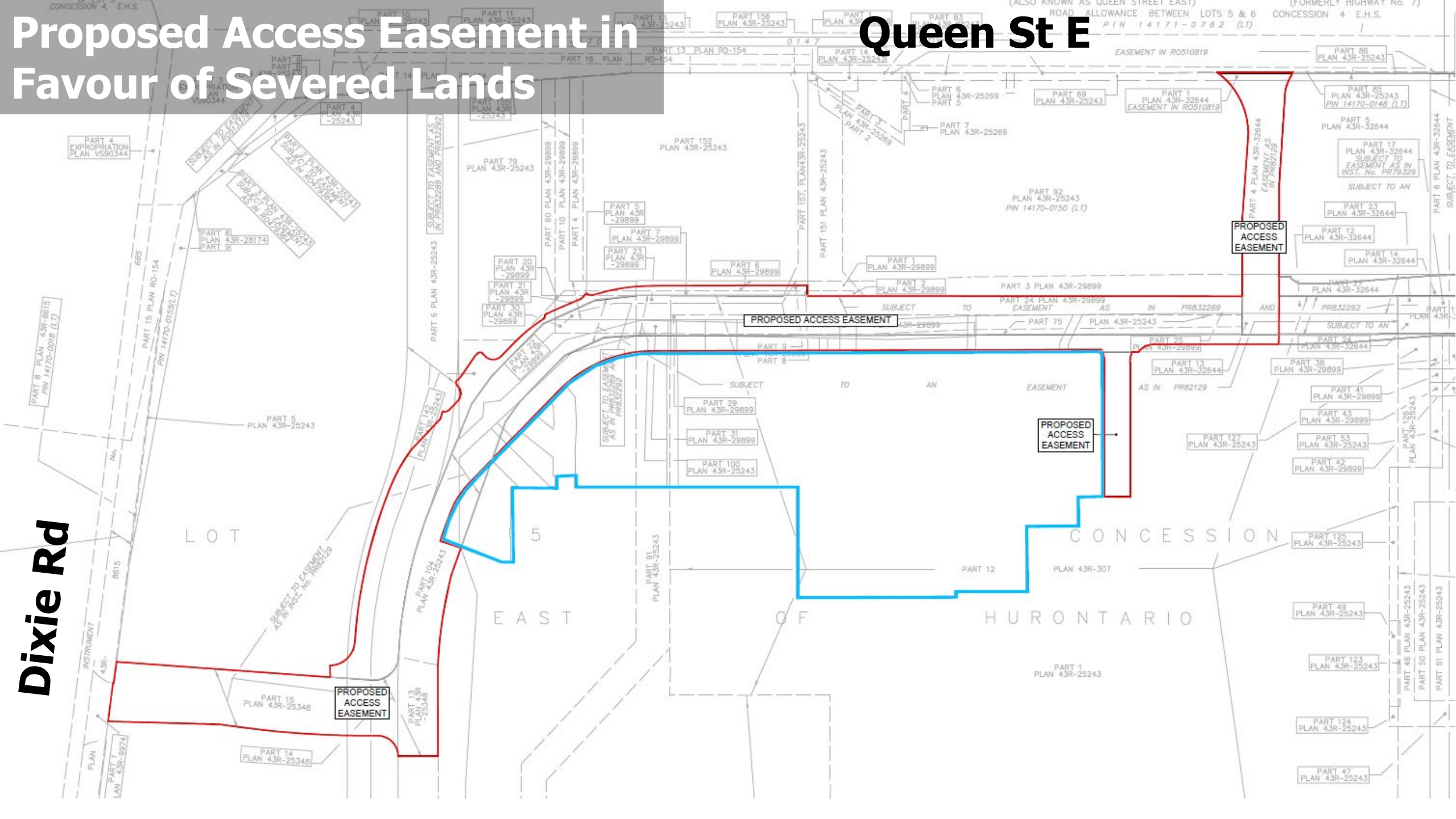
Close-up of Lands to be Severed



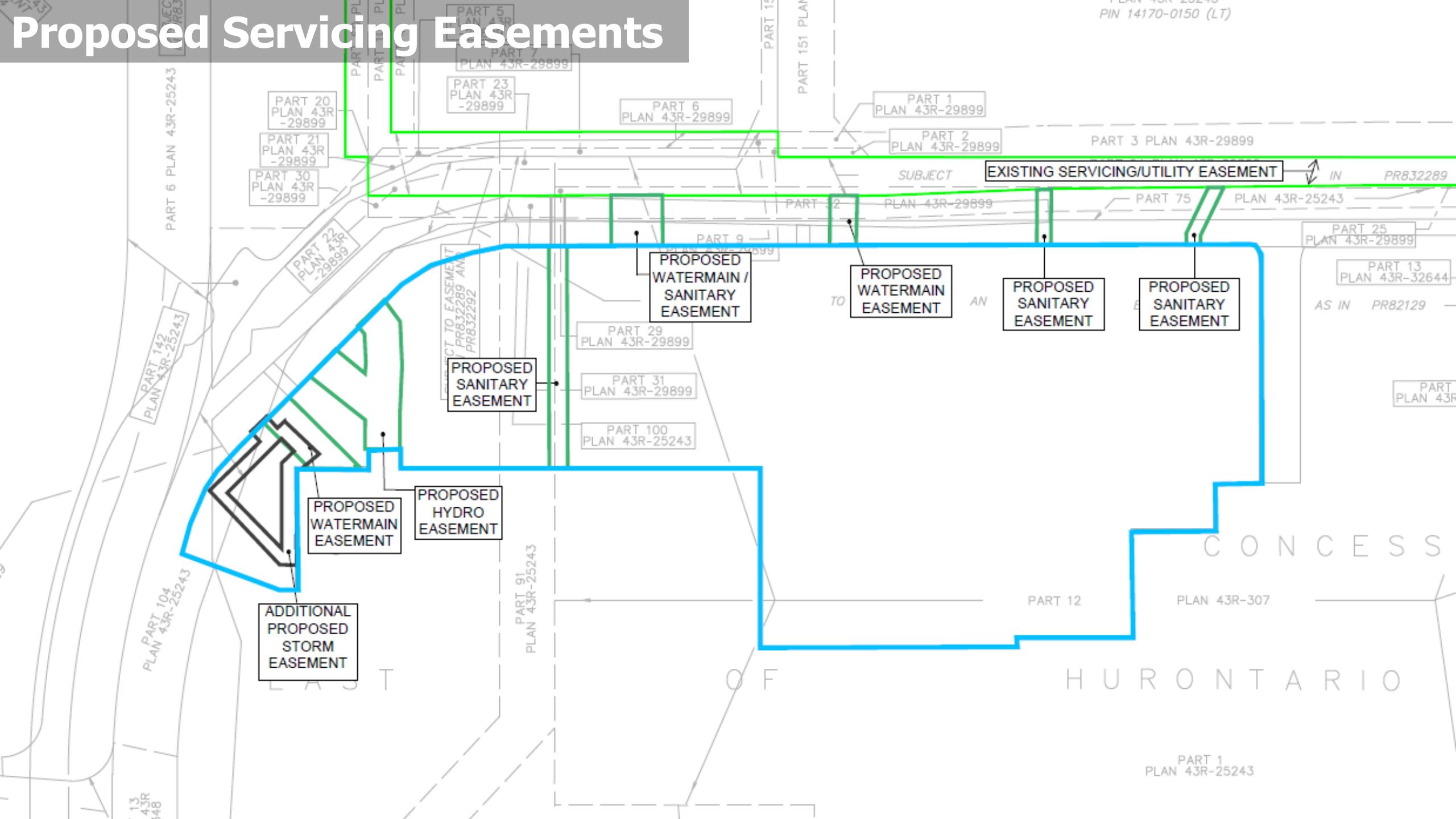
Proposed Access Easement in Favour of Severed Lands

Queen St E

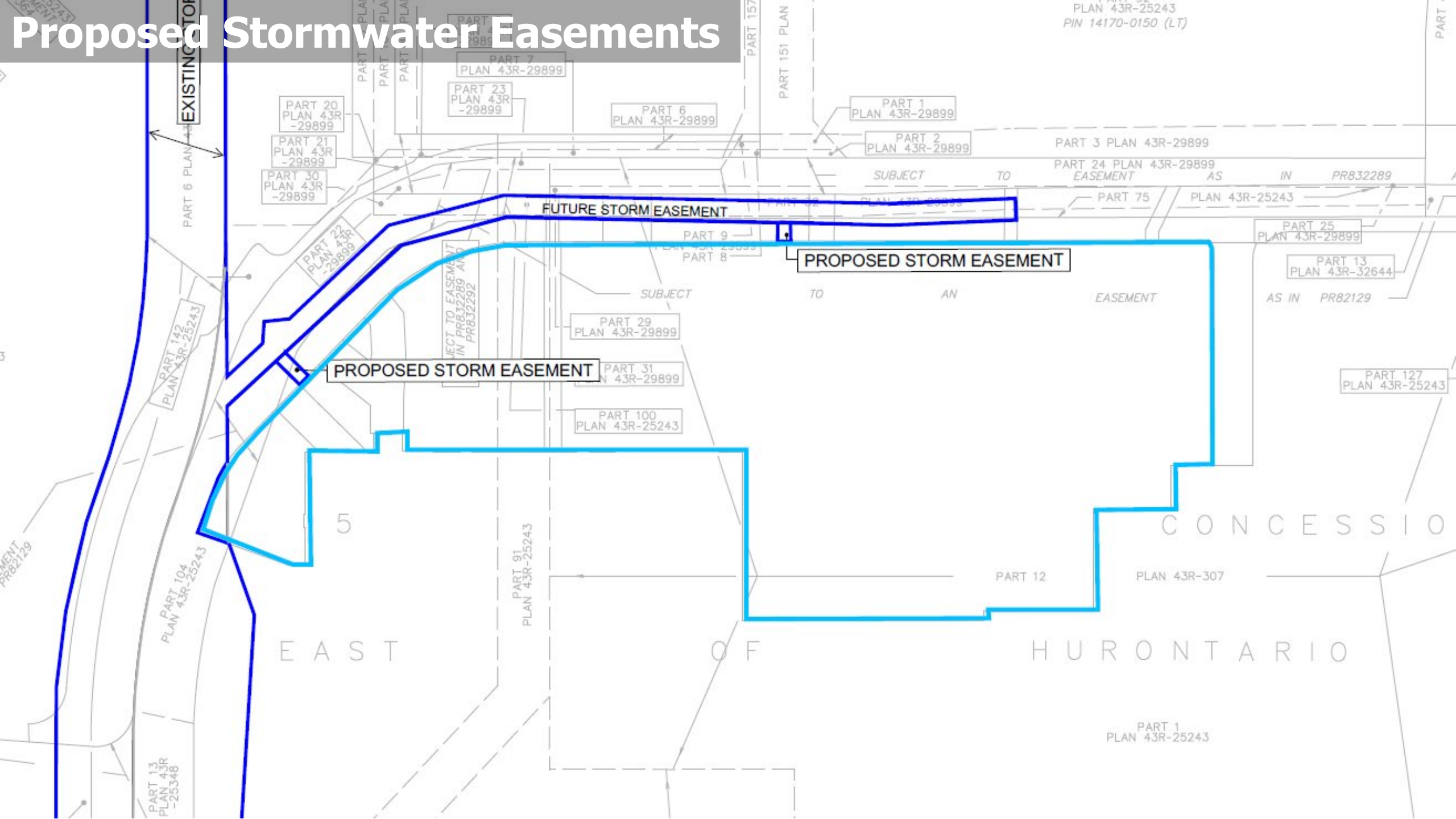
Dixie Rd



PIN 14170-0150 (LT)



PLAN 43R-25243
PIN 14170-0150 (LT)





Questions?

Gerry Tchisler, M.Pl., MCIP, RPP

Morguard



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE