



14 & 16 CENTRE STREET NORTH + 83 WILSON AVENUE

CENTRE & WILSON

RESIDENTIAL DEVELOPMENT OPPORTUNITY | BRAMPTON | ON

Development Concept for 16 Storey Residential Building,
consisting of 147 Units across 121,940 sq. ft. of GFA

CBRE

**LAND
SPECIALISTS**

A
one Delancy
residence

THE OFFERING

RESIDENTIAL DEVELOPMENT OPPORTUNITY

CBRE Limited is pleased to offer for sale this ±0.42 ac. parcel of residential land exceptionally located in the core of Brampton, Ontario. The Official Plan designation supports intensification and high-density development within the Central Area. The Central Area is highlighted as a significant corridor in the Official Plan with a wide range of land uses. This objective is supported by protecting the residential neighbourhoods in and near the Central Area and by increasing the number of dwelling units to provide people the opportunity to live and work in the same area. A Zoning By-Law Amendment has been approved to rezone the property to R4A-3551, which permits the development of a residential apartment building. This approved new zoning permits immediate advancement of development planning, significantly reducing entitlement risk. A preliminary development concept has been prepared for the Site consisting of 147 residential units within a 16-storey residential building, with a total GFA of ±121,940 sq. ft.



Flexible
Planning



Zoning
Amendment
Approved



Centrally
Located



Preliminary
Residential
Development
Concept



Established &
Growing Market



PROPERTY DETAILS

ADDRESS

12 & 16 Centre Street North + 83 Wilson Avenue

SIZE

± 0.42 ac. | ±18,116 sq. ft.

OFFICIAL PLAN

Central Areas

SECONDARY PLAN

Central Area Mixed Use

ZONING

R4A-3551

FRONTAGE

± 113 ft. along Centre Street North

DEPTH

± 160 ft. along Wilson Avenue

CONCEPT RENDERING ONLY.



Kennedy Medical Centre



CENTRE
WILSON

Peel Village Medical

The **BRICK**

Kennedy
Square Mall

Peel Memorial Centre
for Health & Wellness



OFFICIAL PLAN LAND USE

CENTRAL AREA MIXED-USE

Lands designated Central Area Mixed-Use through Secondary Plan Schedule SP36(A) are intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses including, but not limited to, movie theatres, art galleries, live theatre and museums which are managed as a unit. Mixed-Use development shall mean a free-standing use either/or a development which any combination of office, retail, commercial, institutional, or residential uses are developed and managed as a unit.

The Secondary Plan generally permits a maximum FSI of 2.0, although site-specific permissions and future planning approvals may permit additional density.

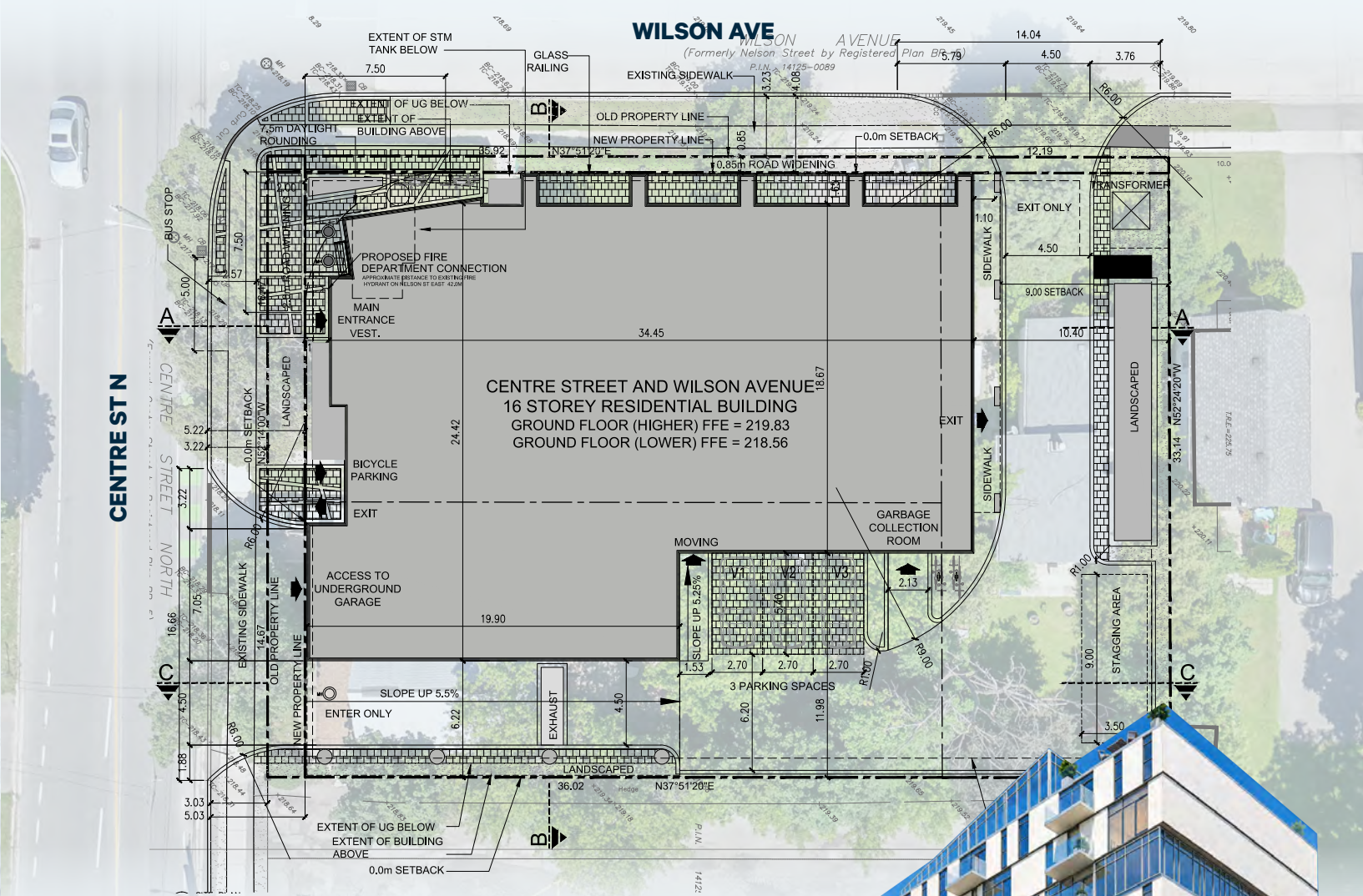
The City of Brampton is currently undertaking a secondary plan review for built-up areas in the City, but it will not change existing land uses or density targets (Source: Brampton.ca).

PERMITTED USES

- » Full Range of Office, Retail, Service Activities
 - » Variety of Residential Uses
 - » Entertainment and Culture Uses such as Movie
 - » Theatres, Museums, Art Galleries, Live Theatre and Tourism
 - » Governmental, Institutional, Community Facilities
- » Places of Worship
 - » High Density Employment Centres
 - » Major Transit Infrastructure
 - » Major Offices, Hotels, Convention Centres and
 - » Institutional Uses



PROPOSED DEVELOPMENT



16-STOREY RESIDENTIAL BUILDING

A Zoning By-law Amendment has already been approved permitting apartment residential development. The current concept contemplates a 16-storey, 147-unit residential building totaling approximately 121,940 sq. ft. of GFA.

GROSS SITE AREA

» 17,188 Sq. Ft.

TOTAL FSI

» 7.09

TOTAL GFA

» 121,940 Sq. Ft.

TOTAL UNITS

» 147



CONCEPT RENDERING ONLY.

LOCATION OVERVIEW

NEARBY AMENITIES

RESTAURANTS

- 1

Dairy Queen
- 2

Philthy Philly's Brampton
- 3

Starbucks
- 4

KFC
- 5

Chuck's Roadhouse Bar and Grill
- 6

Lazees Shawarma
- 7

Mary Brown's Chicken
- 8

Gusto Pizzeria Inc.
- 9

Dosa Dosa
- 10

Royal Kabob
- 11

Tim Hortons
- 12

Pizza Pizza
- 13

Popeyes
- 14

Pizza Hut
- 15

Subway
- 16

Burger King
- 17

McDonald's
- 18

Red Lobster

RETAIL & SERVICES

- 1

Circle K
- 2

Peel Village Medical
- 3

Beer Store
- 4

Shoppers Drug Mart
- 5

Dollar Tree
- 6

Scotiabank
- 7

Leela Supermarket
- 8

No Frills
- 9

Healthy Planet
- 10

Oceans Fresh Food Market
- 11

Dollarama
- 12

Toys "R" Us

PARKS & RECREATION

- 1

Centennial Park
- 2

Rosalea Park Field
- 3

Duggan Park
- 5

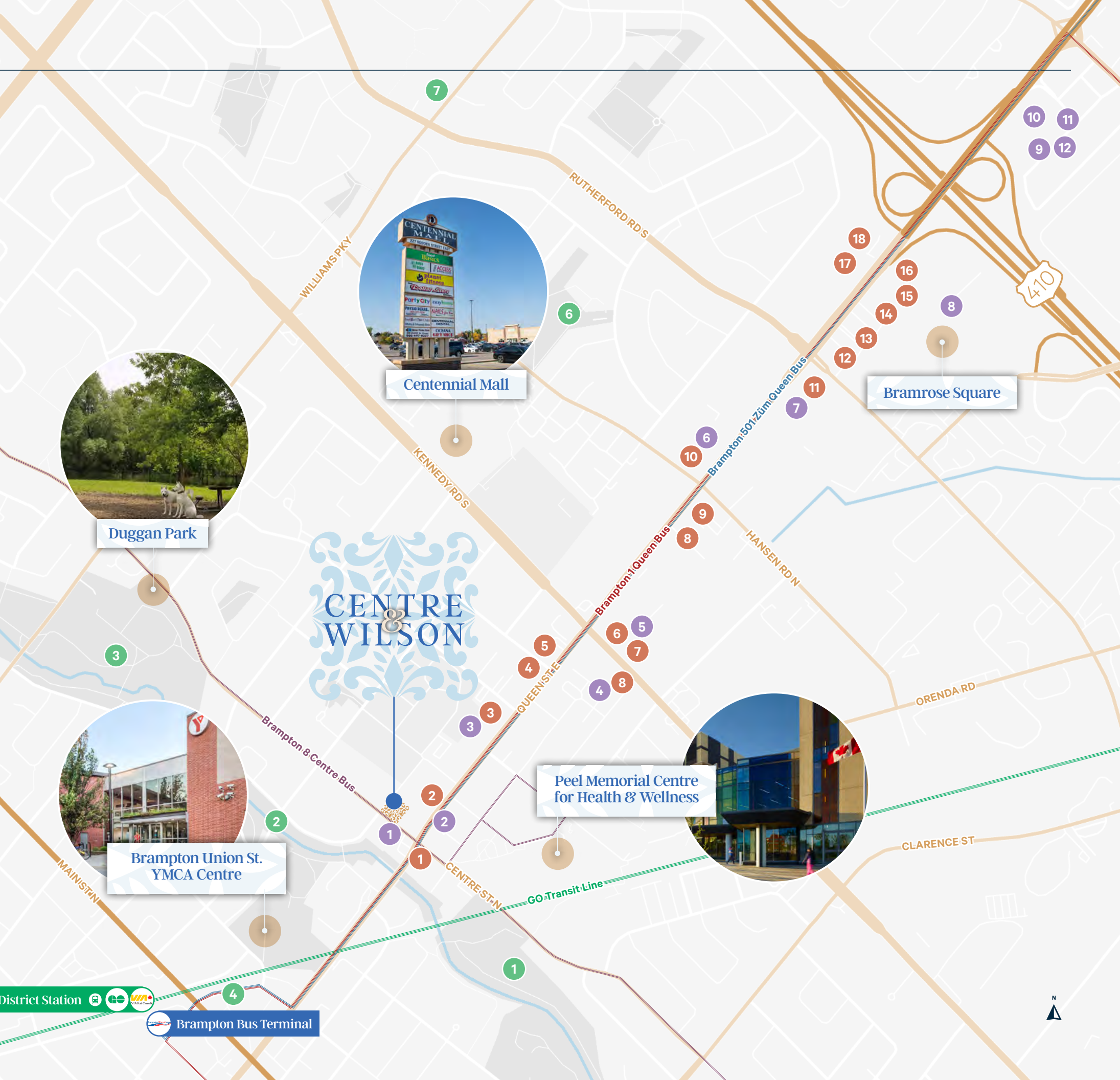
The Rose Brampton
- 6

Madoc Park
- 7

Century Gardens Recreation Centre

DRIVE TIMES

Highway 410	4 mins / 8.9 km	Highway 401	60 mins / 93.1 km
Brampton GO	4 mins / 11 km	Pearson Airport	32 mins / 22.1 km
Highway 407	30 mins / 49.5 km	Downtown Toronto	45 mins / 42.6 km



ASKING PRICE

\$3,500,000

DUE DILIGENCE

The Vendor will make documents related to the Property available to be accessed in a confidential online Data Room.

CONFIDENTIALITY AGREEMENT (CA)

Qualified purchasers that request access to the online Data Room must complete the CA at the link below:

[Click to View CA](#)

OFFER SUBMISSION

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Property is being sold on an as-is where-is basis. All offers should be submitted electronically to:

Jason Child*

Senior Vice President | +1 416 495 6249 | jason.child@cbre.com

SALE CONDITIONS

Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective partner/purchaser, has been prepared and provided solely for the convenience of the prospective partner/purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement

CO-OPERATING FEE

CBRE Limited will provide co-operating brokers with information and access to the data room when provided with a fully executed confidentiality agreement. Brokerage fees will be paid in full upon the successful completion of the transaction. For clarity, please contact any of the listing agents.

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