

Public Information Meeting

APPLICATION TO AMEND THE ZONING BY-LAW & FOR A DRAFT PLAN OF SUBDIVISION

TO FACILITATE THE MIXED-USE DEVELOPMENT OF 5 BUILDINGS WITH 7 TOWERS

**Northeast Corner of Bovaird Drive West and Creditview Road
City of Brampton file: OZS-2023-0039**

Application by:

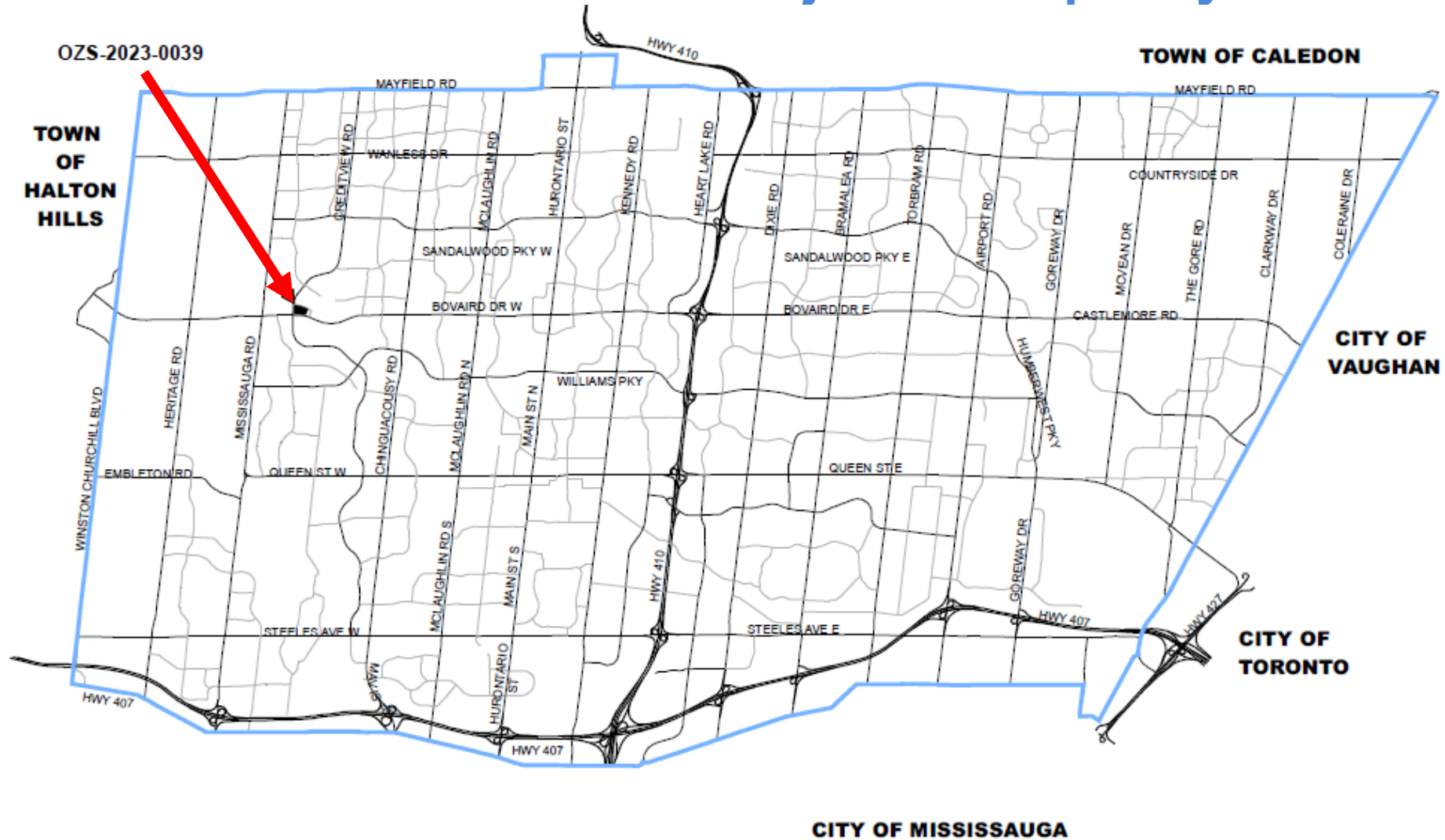
MHBC Planning on behalf of Bovaird West Holdings Inc.

WARD : 6

REGIONAL COUNCILLOR: MICHAEL PALLESCHI

REGIONAL COUNCILLOR: NAVJIT KAUR BRAR

Location of Subject Property



Area Context



North:

Lagerfeld Drive, and beyond are Mount Pleasant GO station lands, the rail corridor, and existing low and medium density residential.

South:

Bovaird Drive, and beyond are low and medium density residential in the form of semi-detached dwellings

East:

Vacant lands that are subject to a site plan application for high density residential development in the form of high-rise towers and mid-rise buildings

West:

Creditview Road, and beyond are vacant lands subject to a site plan application for commercial development

Agricultural

Open Space

City Limit

Commercial

Residential

Subject Lands

Institutional

Utility



Area Context



Site Photos



View of Site facing Northeast from the corner of Bovaird Drive West & Creditview Road



View of Site facing Northwest from the Corner of Bovaird Drive West and Ashby Field Road



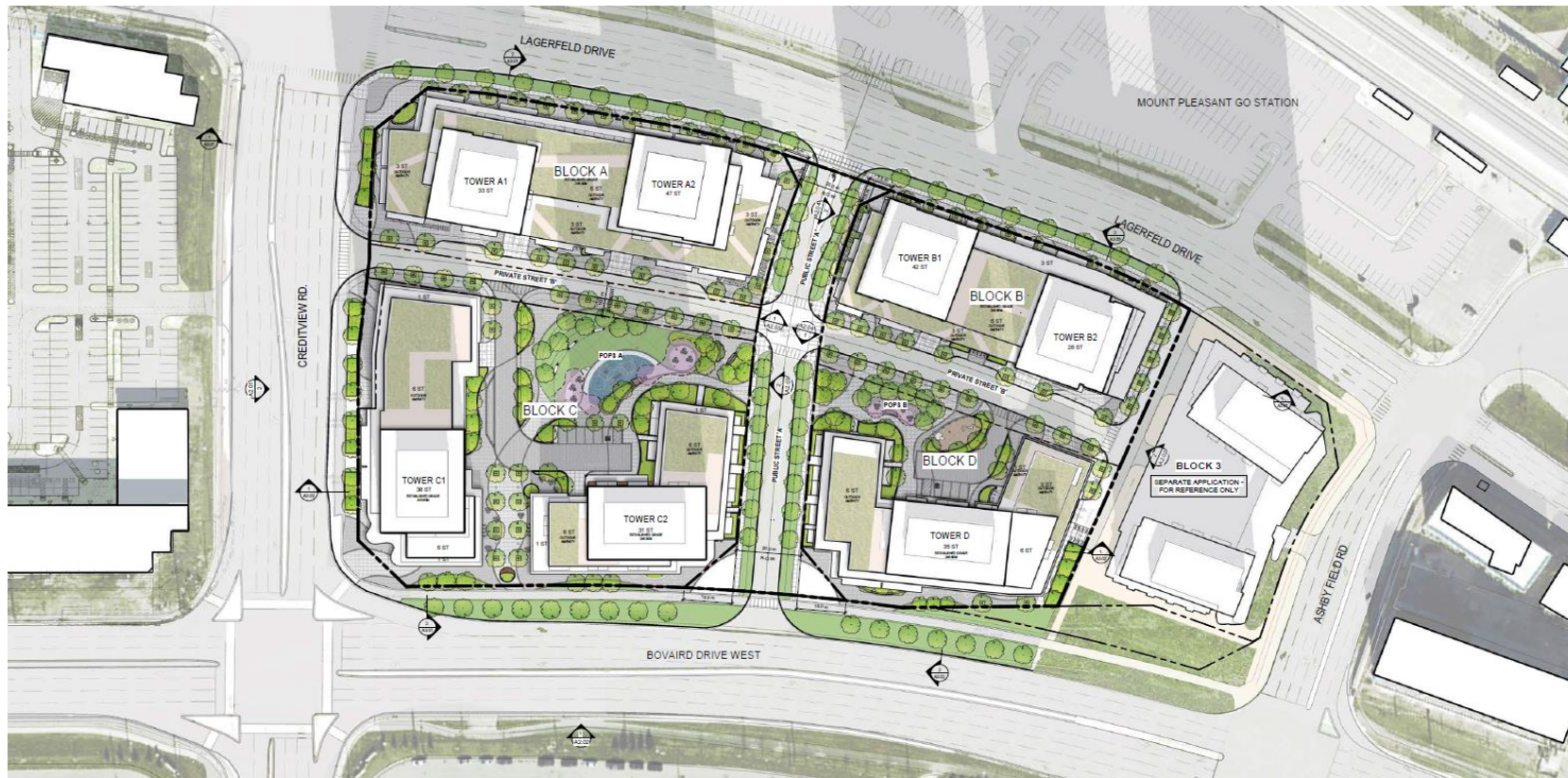
View of Site facing Southeast from the Corner of Lagerfeld Drive & Creditview Road



View of Site facing South from Mount Pleasant GO (West Parking Lot)

Development Proposal

- Mixed-use development that would consist of a total of 5 buildings with 7 towers of varying heights ranging from 28 to 47 storeys
- 6 towers will be on 4 mixed-use podiums (Blocks A - C)
- 1 tower on a residential podium (Block D)
- A new public road oriented north - south (to be conveyed through the Draft Plan of Subdivision)
- A private road oriented east – west
- A privately owned public space (POPs) is proposed in the center of the development.



Development Proposal

The following are further details on the proposal:

- Total Unit Count: 2,801 units
 - 906 - 1 Bedroom
 - 729 - 1 Bedroom + Den
 - 721 - 2 Bedroom
 - 166 - 2 Bedroom + Den
 - 279 - 3 Bedroom
- Total Vehicular Parking: 2,204 spaces
- Total Bicycle Parking: 2,145 spaces
- Total POPs Area: 2,626 sq.m.
- Total FSI: 6.01
- Total Retail Gross Floor Area: 3,445 sq.m.

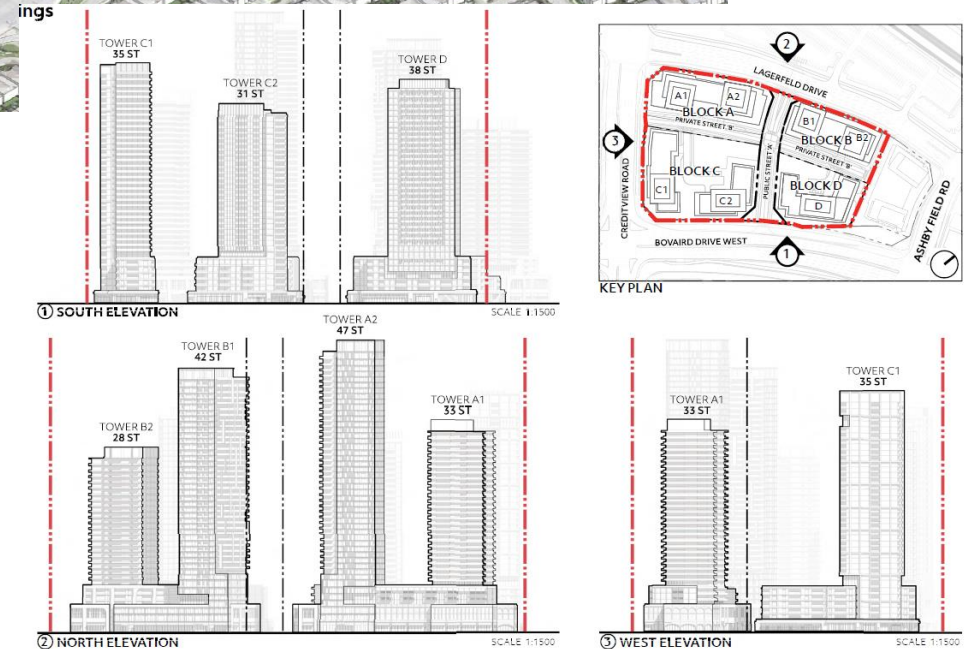
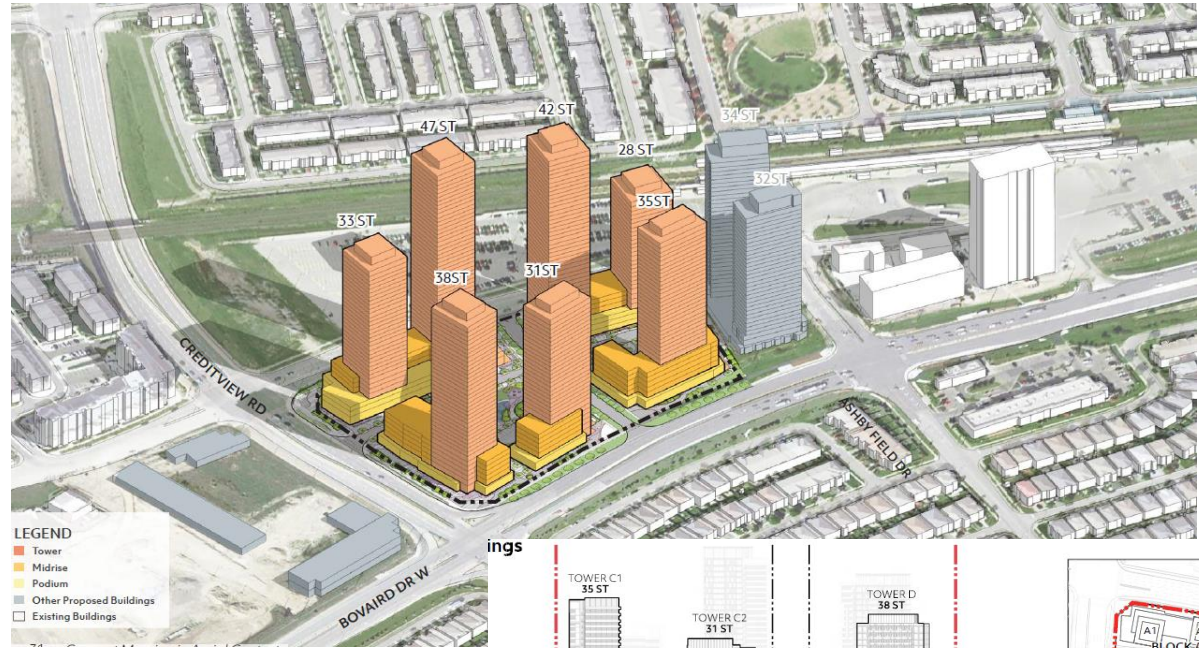
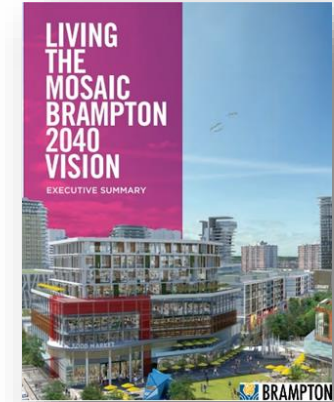
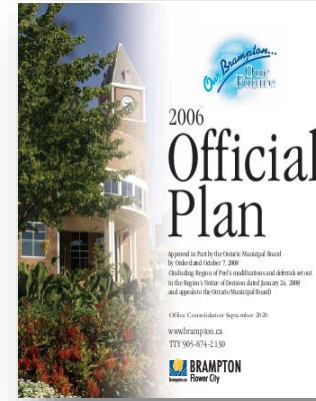
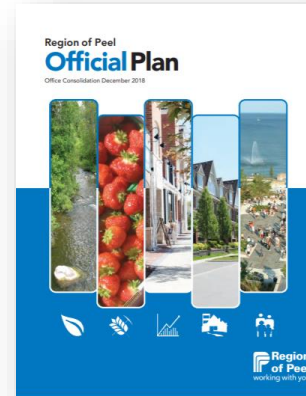
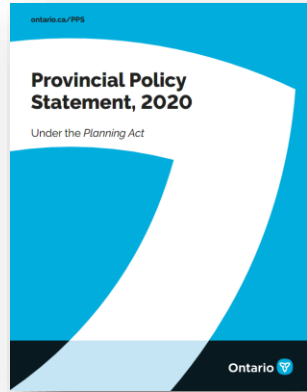


Figure 35. Built Form Elevations

Planning Framework Summary



The application will be evaluated based on:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Fletchers Creek Secondary Plan (Area 44)

Also following the principles of:

- Brampton 2040 Vision

Current Planning Context: Official Plan

The property is designated as 'Residential' on Schedule A – General Land Use Designations, and permits:

The 'Residential' designation permits a full range of dwelling types ranging from single detached houses to high-rise apartments and complimentary uses.

The property is also located within the boundaries of a Gateway Mobility Hub and the Mount Pleasant GO MTSA (Major Transit Station Area)

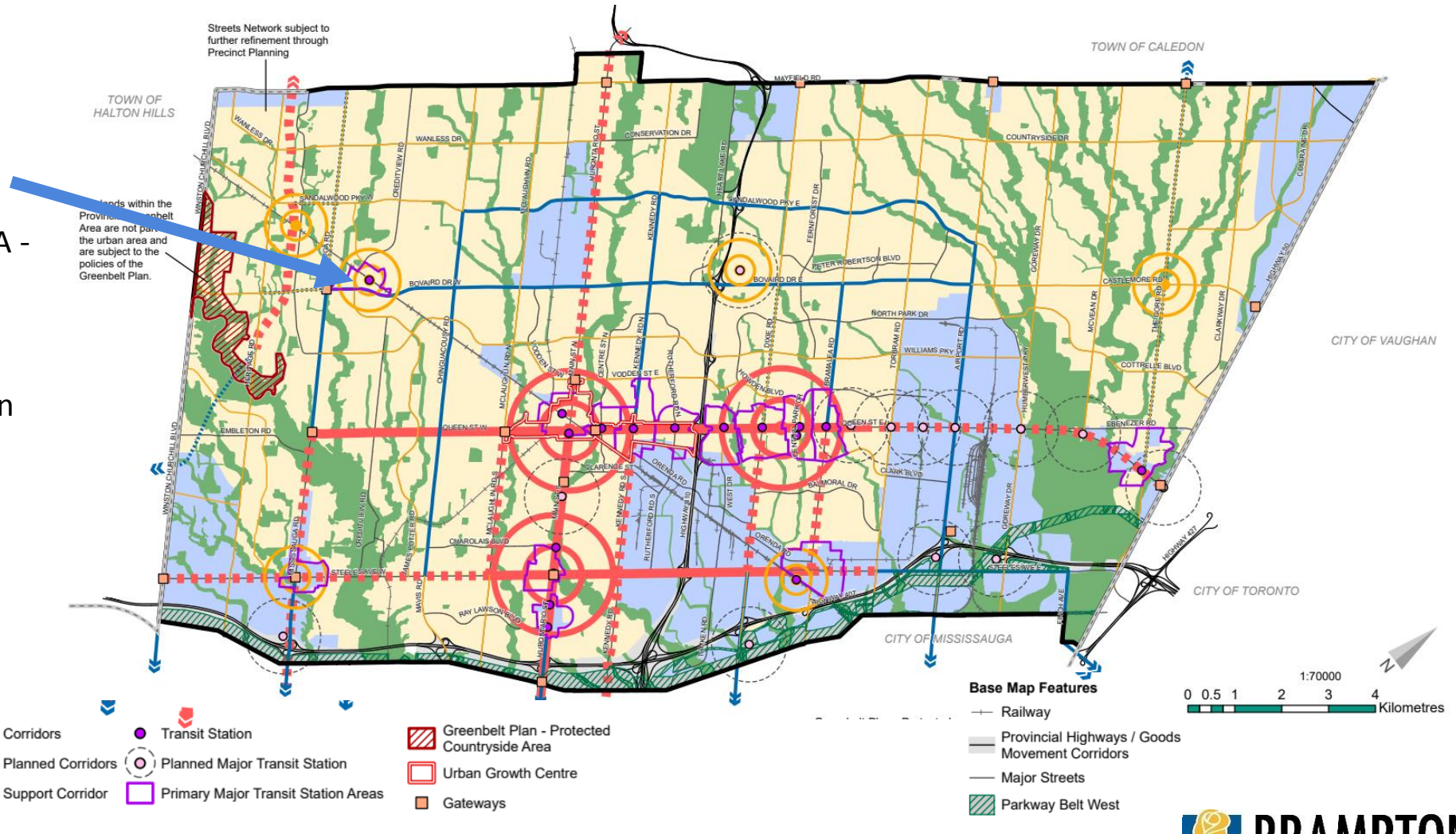
An amendment is not required to facilitate the proposed development.



- EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN
- NO AMENDMENT NUMBER
 - OPENSOURCE, UTILITY/OPENSOURCE
 - ▭ Subject Lands
 - MAJOR WATERCOURSES
 - RESIDENTIAL
 - RAILWAYS
 - UTILITY

Current Planning Context: Brampton Plan

- The subject lands are designated as 'Town Centre' and 'Primary Major Transit Station Area' on Schedule 1A - City Structure
- The subject lands are designated as 'Mixed Use' on Schedule 2 – Designations



Current Planning Context: Secondary Plan

Fletchers Meadow Secondary Plan (SP 44)

The current designation in the Secondary Plan is 'Mixed Use Node' and 'Special Policy Area GO Transit/Mixed Use Node'

Permitted uses shall include office, convenience commercial, and cluster and high-density residential subject to site specific review.

Policy 6.3 states: "The City of Brampton may enact a Zoning By-law (without the need for an Official Plan Amendment) authorizing increases in height and density and/or a broader range of uses for a development proposal provided that the proposal implements transit oriented and pedestrian friendly development principles."

An amendment to the Secondary Plan is not required provided the proposal meets the transit oriented and pedestrian friendly development principles in the Fletcher's Meadow Secondary Plan.



COMMERCIAL	EMPLOYMENT	INSTITUTIONAL	RESIDENTIAL	OPEN SPACE	ROADS
CONVENIENCE RETAIL	GENERAL EMPLOYMENT 1	ELEMENTARY SCHOOL	LOW DENSITY RESIDENTIAL	NATURAL HERITAGE SYSTEM	COLLECTOR ROAD
DISTRICT RETAIL	GENERAL EMPLOYMENT 2	MIDDLE SCHOOL	LOW DENSITY 1 RESIDENTIAL	RECREATION OPEN SPACE	MINOR ARTERIAL ROAD
HIGHWAY AND SERVICE COMMERCIAL	PRESTIGE INDUSTRIAL	SECONDARY SCHOOL	MEDIUM DENSITY RESIDENTIAL	CEMETERY	MAJOR ARTERIAL ROAD
HIGHWAY COMMERCIAL	Subject Lands	INSTITUTIONAL	MEDIUM / HIGH DENSITY RESIDENTIAL	PRIVATE COMMERCIAL RECREATION	PROVINCIAL HIGHWAY
MIXED EMPLOYMENT COMMERCIAL	Mixed Use Node	PLACE OF WORSHIP	HIGH DENSITY RESIDENTIAL		RAILWAY
NEIGHBOURHOOD RETAIL				UTILITY	
SERVICE COMMERCIAL				UTILITY	

Current Planning Context: Zoning By-law

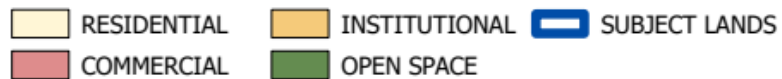
Commercial Three – Special Section 3526

The subject site is zoned Commercial Three – Special Section 3526

This permits a range of uses including:

- A retail establishment having no outside storage
- A dining room restaurant, a take-out restaurant, convenience restaurant
- An apartment dwelling
- A Retirement Home
- A Nursing Home
- A Mixed-Use Development

An amendment to the Zoning By-law is required to permit the proposed height and parking requirements.



Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment will retain zoning on the subject lands of Commercial Three – Special Section 3526 and amend the zone as follows:



Proposed Zone	Highlight of proposed Zone
<ul style="list-style-type: none">Commercial Three – Special Section 3526 (C3-3526)	<ul style="list-style-type: none">Maximum building height shall apply to Residential Development and Mixed-Use Development in the C3-3526 Zone: 47 storeys;The following minimum number of parking spaces shall apply to Residential Development & Mixed-Use Development in the C3-3526 Zone:<ul style="list-style-type: none">0.65 spaces for each 100 square metres of floor area; and,0.10 spaces for each 100 square metres of floor area for visitor parking; and,0.50 spaces per 100 sq m for non-residential

Key Issues & Considerations

Issues:

- Potential shadowing & wind effects
- Appropriateness of the distribution of heights across the proposal
- Adequacy of pedestrian access to the proposed POP's space to existing and planned developments
- Opportunities for reducing driveway encroachments into the POP's
- Noise considerations with proximity to Mount Pleasant GO Station
- Appropriate phasing of the development
- Potential traffic generated with development being in proximity with Mount Pleasant GO West Parking Lot
- Appropriateness of development standards within the proposed Zoning By-Law Amendment

Consideration:

- Largescale mixed-use development adding to the City's housing stock
- Introduction of parks space into existing built-up area
- Transit supportive and active transportation supportive development



Next Steps

Notice of complete application – January 9th, 2024

Circulation to departments and agencies

Notice of public meeting – February 12th, 2024

Public Meeting (We are here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

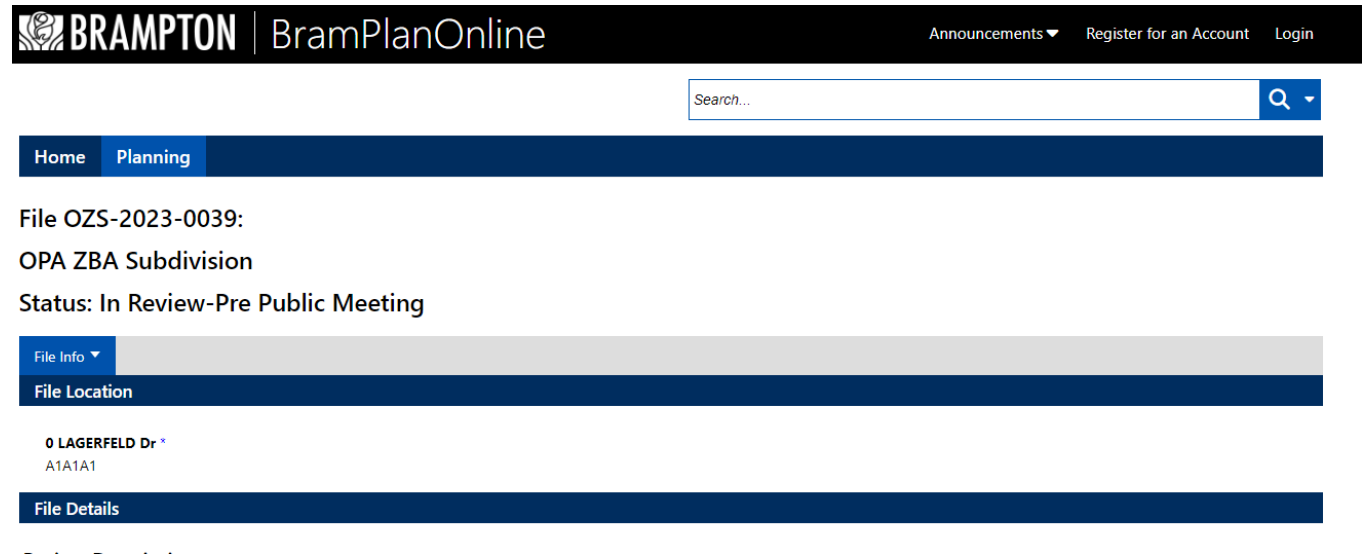
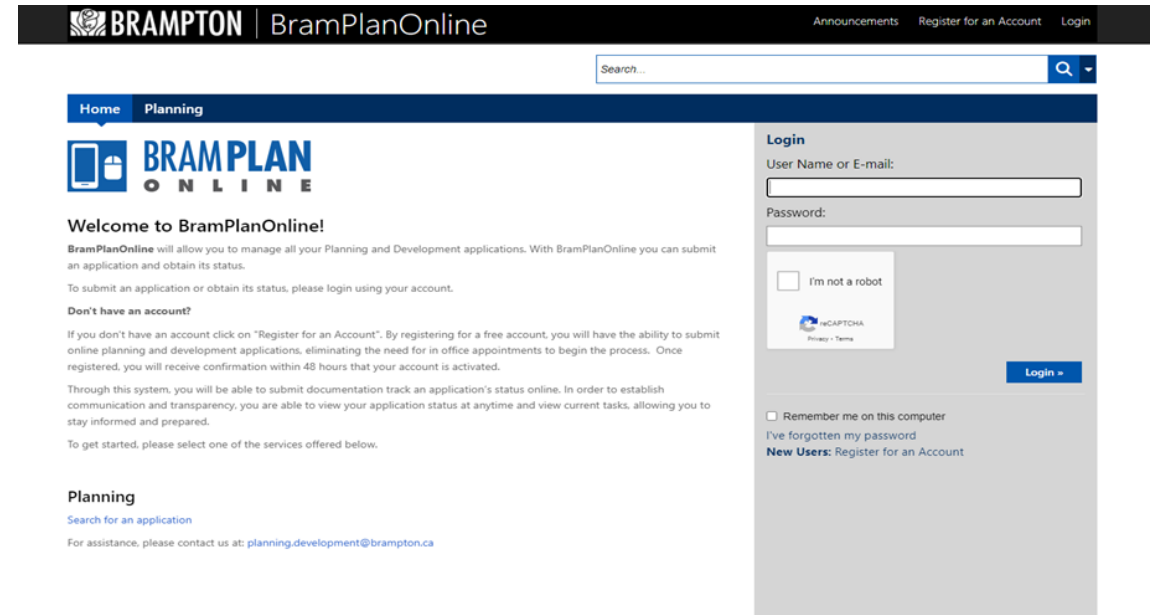
Appeal period



Access More Information

More information on the development proposal, including the full plans and supporting studies submitted by the applicant can be found on the BramPlan Online portal. The information can be found by:

1. Click here to access [BramPlanOnline](#).
2. Type the **file number** in the required field:
File Number: OZS-2023-0039.
3. On the [OZS-2023-0039 file page](#) click:
The File Info Tab, and click documents to review all application drawings and documents.



Additional Information

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the [MEETINGS](#) and [AGENDAS](#) page.

- **City Planner contact:**

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Development Planner

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- **Applicant information:**

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Thank you!