



Report
Staff Report
 The Corporation of the City of Brampton
 2/24/2025

Date: 2025-01-31

File: OZS-2023-0010

Subject: **Recommendation Report - Application to Amend the Official Plan and Zoning By-law**
(To allow the development of four high-rise mixed-use buildings and three blocks of back-to-back townhouses, comprising a total of 1,240 residential units and 1,454 parking spaces.)
Corbett Land Strategies Inc. – Glen Rouge Developments Inc.
2036 Bovaird Drive & 10020, 10024, 10042, 10054 Mississauga Road (The “Apple Factory” site)
Ward: 6

Contact: Ramsen Yousif, Development Planner, Development Services,
 Mana Zavalat, Manager, Development Services, 905-874-2619,

Report number: Planning, Bld & Growth Mgt-2025-051

RECOMMENDATIONS:

1. That the recommendation report from Ramsen Yousif, Development Planner, Development Services to the Planning and Development Committee of February 24th, 2025, re: **Recommendation Report, Application to Amend the Official Plan and Zoning By-law**, Corbett Land Strategies Inc. – Glen Rouge Developments Inc., City File: OZS-2023-0010, 2036 Bovaird Drive & 10020, 10024, 10042, 10054 Mississauga Road, Ward 6, be received;
2. That the application to Amend the Official Plan and Zoning By-law submitted by Corbett Land Strategies Inc. on behalf of Glen Rouge Developments Inc. be approved on the basis that it is consistent with the Provincial Policy Statement, and the City’s Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendments to the Official Plan generally accordance with the attached Attachment 13 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted;

5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

OVERVIEW:

- This report recommends approval of an amendment to the Official Plan and Zoning By-law to permit the development of the proposal for 4 high-rise (ranging from 10 to 35 storeys) mixed-use (residential, commercial, office) apartment buildings, and back-to-back townhouses.
- The lands are designated 'Northwest Brampton Urban Development Area' and 'Designated Greenfield Areas' in Schedule 1 City Concept; and 'Corridor Protection Area' and 'Special Policy Area 4' in the City of Brampton Official Plan (2006). The lands are designated 'Osmington Mixed Use Special Policy Area (Mixed Use Centre)' in Mount Pleasant Secondary Plan Area 51. An amendment to the Official Plan including the Secondary Plan is required to facilitate this proposal.
- Limitations for Office Uses - the current land use policies of the Official Plan and Secondary Plan do not identify any requirements for a minimum amount of office use to be delivered on this site. The applicant has submitted a Market Impact Assessment noting that significant commercial and office development would be difficult to realize on the site due to:
 - Natural Features being located on 2 of the 4 corners of the Mississauga Rd and Bovaird Dr. intersection.
 - A large storm-water management pond (SWMP) located north of the site.
 - Access constraints to the site.
- Notwithstanding these limitations, Planning staff and Economic Development staff has worked diligently with the applicant to determine how offices can be maximized on the site, and aligned with market demand. Factors supporting office on this site include:
 - Planned Hospital - synergies with the Hospital that is planned for the lands south of the subject site (south of Bovaird Dr).

However, Secondary Plan policy notes that the "Hospital" designation may be removed if the Province has not committed Capital funding for its construction by 2030.

- **Planned Highway 413 corridor** – this will provide higher-order transportation and accommodate convenient trips to and from the site from across the Greater Toronto Area.
- Due to the expected correlation between the planned hospital and the extent of demand for office uses, as well as the potential for the hospital to not materialize, the recommended zoning by-law amendment uses a “sliding scale” for the amount of office space to be required. In this respect, the following is proposed:
 - a required minimum of 4,600 sq.m. (50,000 sq.ft.) of office, which may be reduced to 2,400 sq.m. (25,833 sq.ft.) in the event that 5 years have passed and it is determined by the Commissioner of Planning, Building and Growth Management.
- Further to the above noted office zoning provisions, a minimum amount of commercial use (2,400 sq.m./25,833 sq.ft.) is also proposed and to be required by the zoning by-law amendment.
- The subject lands are located within the Mount Pleasant Precinct/Block Plan (Area 51-3).
- The property is zoned ‘Commercial Agricultural (CA)’; ‘Agricultural (A)’; and ‘Industrial Four – 254 (M4-254)’ in the City of Brampton Zoning By-law (270-2004) which does not permit the proposed development. An amendment to the Zoning By-law is required.
- The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on October 23, 2023. No members of the public and no written correspondence was received. Details of the Statutory Public Meeting are included in Attachment 8 of this report.
- The proposal is consistent with the City of Brampton’s Strategic Focus Area of Growing Urban Centres and Neighbourhoods by contributing to an economy that thrives with communities that are strong and connected.
- The proposed Official Plan and Zoning By-law Amendment represents good planning, has regard for the Planning Act, is consistent with the provincial Policy Statement, and is in conformity with a Place to Grow: The Growth Plan for the Greater Golden Horseshoe and City of Brampton Official Plan.

BACKGROUND:

The lands subject to the Official Plan and Zoning By-law Amendments is comprised of 5 contiguous properties 2036 Bovaird Drive & 10020, 10024, 10042, 10054 Mississauga Rd (The “Apple Factory” site). The lands are located north of Bovaird Drive and east of Mississauga Road. Corbett Land Strategies submitted an application on behalf of Glen Rouge Developments on April 12, 2023. This application was deemed complete on June 29, 2023, in accordance with Section 22 (6.1) and Section 34(10.4) of the Planning Act.

Since the time of receipt of the application and the public meeting, the applicant has submitted two (2) submission packages to be able to resolve various technical issues associated with the proposal. The first submission concept consisted of six (6) blocks of back-to-back townhouses and three (3) high-rise mixed-use buildings with a total of 1,302 units. The original proposal included approx. 3,700 sq metres of commercial space and has since been revised to 2,433 sq metres of commercial space.

Following the initial submission, the concept plan has evolved, influenced by the comments received at the Urban Design Review Panel on November 28, 2023. The current proposal presents a mix of dwelling types, including three blocks of back-to-back townhouses with 72 units, and four high-rise mixed-use buildings. The high-rise buildings are proposed at varying heights: 35 storeys at the edge, 23 storeys, 22 storeys, and 10 storeys. The development also includes three levels of underground and surface parking, providing a total of 1,449 parking spaces. The applicant has informed that the intended ownership type for the proposed units is a condominium tenure.

The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on October 23, 2023. No members of the public spoke at the meeting, and no written correspondence was received. Consequently, the revised proposal was deemed generally consistent with the original application, and it was determined that a second public meeting was not necessary.

CURRENT SITUATION:

Proposal

The current concept plan proposes four (4) high-rise mixed-use buildings and back-to-back townhomes comprising of 1,240 residential units. The application proposes that non-residential (office and commercial uses) be permitted at the base of the high-rise buildings, as noted below:

- Minimum 2,400 sq.m. of commercial use
- Minimum 4,600 sq.m. of office use; but which may be reduced to 2,400 sq.m. if the market conditions do not support that quantum of office – to the discretion of the Commissioner of Planning, Building & Growth Management.

Details of the proposed dwelling units and other features are noted below:

- Four high-rise mixed-use building ranging from 10 to 35 storeys, comprising a total of 1,240 residential units , with the following unit mix:
 - Bachelor: 9 (0%)

- One-bedroom: 255 (21%)
 - One + den: 422 (34%)
 - Two-bedroom: 478 (39%)
 - Two bedroom + den: 3 (0%)
 - Three-bedroom units: 73 (6%)
- Three back to back townhouse blocks, 3 storeys (72 units)
 - 1,454 parking spaces, consisting of 1,326 residential parking spaces and 128 retail parking spaces
 - A new east-west public road providing access to the proposed development & the residential development that had been approved for the lands located to the west being developed by ARGO TFP (City File: OZS-2021-0052).
 - Proposed density: 428 units per hectare (FSI 3.8).
 - Indoor/outdoor amenity area of 4,816 square metres throughout the site. All specific landscape details and programming elements of the common amenity areas
 - A total of 440 bicycle parking spaces (surface/underground)

Property Description and Surrounding Land Use

The lands have the following characteristics:

- located at 2036 Bovaird Drive & 10020, 10024, 10042, 10054 Mississauga Road
- a total area of approximately 2.91 hectares (7.19 acres)
- a frontage of approximately a frontage of approximately 166 metres onto Bovaird Drive and 153 metres onto Mississauga Road
- currently occupied by five (5) existing buildings including a storage facility, the Apple Factory farm market, and three residential dwellings, which are proposed to be demolished to accommodate the proposed development.

The surrounding land uses are described as follows:

| | |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| North: | Draft approved plan of subdivision (OZS-2021-0052/21T-21022B) comprising of storm water management pond, low/medium/ mixed-use, public school, office development and public park |
| East: | Mississauga Road, beyond are open space/natural heritage area, and the draft approved plan of subdivision (OZS-2019-0007/21T-19017B) comprising low/medium/high density residential development |
| West: | Draft approved plan of subdivision (OZS-2021-0052/21T-21022B) comprising low/medium/high-density mixed-use, public school, planned Highway 413 route, and office development |

South: Bovaird Drive, beyond are Petro Canada gas station, and The Old Pro Driving Range

Application to Amend the Official Plan and Zoning By-Law

Brampton's Official Plan (2023) identifies the subject lands as part of the 'North West Designated Brampton Area' in Schedule 2 and as 'Community Areas' with the 'Gateways' overlay in Schedule 1A. The lands are located within the Area 51 – Mount Pleasant Secondary Plan Area and include policies for the Osmington Special Policy Area (Mixed Use Centre). It is noted that the land use designation schedule under the new Official Plan is currently under appeal and, as such, does not apply to this application.

To facilitate the development, the applicant is seeking to amend the, in-effect 2006 Official Plan Schedule A – General Land Use Designations, which currently designates the site as 'N-W Brampton Urban Development Area,' to 'Residential' (see Attachment 3 - Official Plan Designations). The Draft Official Plan Amendment (Attachment 13) proposes a designation allowing high-rise mixed-use development, including residential and office uses. The proposed land use designation change facilitates a compact, high-rise mixed-use development that integrates residential, commercial, and office components, promoting an urban and complete community.

Office and Commercial Uses:

The current land use policies of the Official Plan and Secondary Plan do not identify any requirements for a minimum amount of office use to be delivered on this site. However, staff has been working diligently with the applicant to achieve consensus on how office uses can be maximized on the site, but to an extent that aligns with market demand.

The applicant has submitted a Market Impact Assessment noting that significant commercial and office development would be difficult to realize on the site due to:

- Natural Features located on 2 of the 4 corners of the Mississauga Rd and Bovaird Dr. intersection.
- A large storm-water management pond (SWMP) located north of the site.
- Access constraints to the site.

Nonetheless, City staff and the applicant expect that the delivery of some office is appropriate considering the following:

- Planned Hospital - synergies with the Hospital that is planned for the lands south of the subject site (south of Bovaird Dr).

However, Secondary Plan policy notes that the “Hospital” designation may be removed if the Province has not committed Capital funding for its construction by 2030.

- Planned Highway 413 corridor – this will provide higher-order transportation and accommodate convenient trips to and from the site from across the Greater Toronto Area.

Considering that the extent of demand for office uses on this site is directly tied to whether the planned Hospital will be achieved and the associated market conditions – the recommended zoning by-law amendment uses a “sliding scale” for the minimum amount of office uses to be required.

In this respect, the zoning proposes a required minimum of 4,600 sq.m. (50,000 sq.ft.) of office, which may be reduced to 2,400 sq.m. (25,833 sq.ft.) in the event that 5 years have passed and it is determined by the Commissioner of Planning, Building and Growth Management.

Further, with respect to commercial uses, the proposed and recommended zoning by-law provisions will identify a required minimum amount of commercial use (2,400 sq.m./25,833 sq.ft.), which will support the needs of the surrounding residential community.

Economic Development Considerations

Demand for Class A office space in the GTA remains strong, particularly for properties with premium amenities and transit access (Cresa, *Toronto Office Market Insight Report 2024*).

As companies refine their return-to-office strategies, hybrid work models and workforce-oriented solutions are reshaping space requirements. The end of 2024 saw the rollout of new hybrid strategies—such as flexible scheduling, shared office spaces, and dedicated collaboration zones—positioning organizations for a more optimized office setup in 2025. This ongoing shift has reinforced demand for premium office spaces that offer flexibility and wellness-focused amenities, further solidifying the GTA as a tenant-driven market (Cresa, *Toronto Office Market Insight Report 2024*).

Return-to-office mandates are now largely embedded in occupancy plans, shifting the focus to how internal workforce growth will shape future space needs rather than simply managing existing staff. Despite rising unemployment in the GTA over the past year, office occupancy has been increasing. Growth in sectors such as healthcare, life sciences, and professional services is expected to drive demand for specialized office spaces tailored to their unique requirements (Cresa, *Toronto Office Market Insight Report 2024*).

In Brampton, office vacancy rates are below 1%, with even tighter availability for Class A office space. This strong demand and limited supply present an opportunity to attract high-end employers to the city. In 2024, City Council approved a Development Charges By-law that waives development charges for office spaces over 20,000 square feet—sending a clear signal that Brampton is committed to encouraging office development and supporting business growth.

One key area to address this shortage is the underserved region near the Apple factory lands, bordering Caledon, Georgetown, and Halton Hills. This area lacks essential professional services such as legal, accounting, and medical firms, presenting a prime opportunity to meet rising demand. Additionally, the upcoming third hospital is expected to be a catalyst for investment and economic development, making this region even more promising for office expansion. Developing Class A office spaces alongside complementary professional services would significantly enhance Brampton's ability to support its growing entrepreneurial and professional sectors.

Further strengthening Brampton's healthcare and life sciences ecosystem, Toronto Metropolitan University's new School of Medicine—set to open in 2025—will have a significant impact on the local community. The combination of a medical school and a potential third hospital can create a thriving hub for healthcare innovation, training, and research, fostering long-term economic development. Medical schools often attract top-tier faculty, researchers, and healthcare professionals, while their partnerships with hospitals provide hands-on training opportunities for local students and professionals. This synergy will enhance Brampton's reputation as a center for healthcare excellence and increase demand for high-quality office and research space in the region.

With a strong foundation in health and life sciences and excellent transportation connections, Brampton has strategic advantages in attracting businesses—particularly those in health-related industries. To fully capitalize on this potential, efforts should focus on expanding office developments around the third hospital and medical school, ensuring businesses have access to the professional services and high-quality office space they need to thrive

Additional Zoning Details:

The subject property is currently zoned as the following: 'Commercial (CA)' Zone, 'Agricultural'(Z) Zone, and 'Industrial Four'(M4-254) Zone as per By-law 270-2004.

To permit the proposed development the site will be rezoned with two site-specific residential zones to permit:

- the back-to-back townhouses on the northerly portion of the site, and
- the high-rise mixed use buildings along Bovaird Drive and Mississauga Road.

Additional site-specific zoning standards are to include:

- Maximum GFA of 1,050,000 square feet (97,548.2 square metres)
- Minimum building height of 4-storeys for the townhouses;
- Maximum building height for apartment buildings: 35 storeys
- Minimum Rear Yard Depth: 3.0 metres
- Minimum Front Yard Depth: 3.0 metres
- Maximum Gross Floor Area: 97,550 square metres

Some further refinement to the draft zoning by-law amendment is required prior to forwarding the by-law to Council for enactment. The refinements will include:

- Creating two residential zones on the lands, one each for the back-to-back townhouses and the high-density apartment buildings;
- adjustment to the extent to which the Holding (H) symbol will apply to the site to accommodate the revisions to the minimum quantum of office floor area.

Public Road

A public road is proposed in conjunction with this development, which would be constructed along the northern boundary of the site, in alignment with the approved Heritage Heights Secondary Plan (see Attachment 1 – Concept Plan). This new public right-of-way will serve as a key connection to the proposed road network located within the Argo TFP lands to the west. This strategic connection will support the transportation infrastructure required to accommodate future development in the area. In addition to this primary access route, a second direct point of entry to the site is also planned via Bovaird Drive West, further enhancing accessibility and ensuring efficient traffic flow to and from the development. This public road will be created through either a Plan of Subdivision process, or a Master Site Plan Application process that utilizes a municipal works agreement.

Phased Development Approach

Glen Rouge Developments plans to deliver the development project through a phased approach, facilitated by a Master Site Plan Agreement that will identify associated deliverables (i.e. road construction and improvements) with each of the phases. An associated agreement will serve as the overarching framework, addressing key considerations for the entire site, including infrastructure, utilities, environmental impact. The goal is to ensure that the development aligns with long-term planning objectives and enhances both functionality and livability.

Following the approval of the Master Site Plan, detailed site plan applications for each of the various phases of the development will be required. City staff will ensure that these future approvals adhere to specific design guidelines, zoning regulations, and technical standards.

Cost Sharing Agreement (CSA)

The development of the site is subject to formal Cost Sharing Agreement (CSA) obligations with other lands within Precinct Area 51-3. Staff anticipate receiving a written confirmation from Glen Rouge Developments that they agree in principle to cost sharing infrastructure and that they will execute the associated CSA prior to the enactment of the amending zoning by-law for this development.

In the event that the above is not completed, a Holding ("H") provision may be applied to the implementing zoning by-law amendment for this development, whereby the H would be lifted upon receipt of a clearance letter from the 51-3 Landowner Group Trustee, confirming that the applicant has executed the CSA. Site Plan approvals, for any phase, would not be issued until the 51-3 Landowner Group Trustee issues the necessary clearance letter confirming compliance in this regard.

Heritage

The property at 10020 Mississauga Road is designated under Part IV, Section 29 of the Ontario Heritage Act ("OHA"). Although the designation applies to the entire property, the cultural heritage value and attributes are specifically associated with the circa 1880s farmhouse (see Attachment 7 – Heritage Properties).

The proposed development will recognize and conserve the site's heritage features through the careful reuse of materials from the heritage house, ensuring its historical significance is preserved. Salvaged bricks from the heritage house are proposed to be repurposed as part of a new interior feature wall in the lobby of one of the towers.

In accordance with the Heritage Commemorative Plan, the site design and landscape plan will integrate repurposed building materials to retain the cultural value and key attributes of the heritage house. These measures will help ensure the heritage character of the site is meaningfully incorporated into the new development while preserving its historical context.

Urban Design

The proposed mid-to-high-density development has been designed to align with municipal urban design objectives, incorporating appropriate building heights, separation, and articulation to support a well-integrated urban environment. The architectural approach reflects the area's cultural heritage while minimizing shadow impacts and enhancing the pedestrian experience. The development includes a mix of back-to-back townhouses and a range of unit sizes within mid- and high-rise buildings, contributing to housing diversity and supporting planned density targets.

Key design elements include varied rooflines, such as a four-storey podium in Building 4 that transitions to lower heights, as well as three-storey back-to-back townhouses with rooftop terraces. Resident parking is primarily accommodated underground, with guest and short-term commercial parking provided at grade to support an active streetscape.

The proposed massing strategy has been structured to respond to the surrounding context while reinforcing the urban character at the intersection of Mississauga Road and Bovaird Drive. The placement and scale of buildings contribute to a defined streetscape, with the tallest structures and highest densities strategically located along these key corridors. Height and scale transitions have been incorporated to ensure compatibility with adjacent lower-intensity areas. The design employs step-backs, varied rooflines, and articulation to mitigate massing impacts and support a pedestrian-oriented public realm (refer to Attachment 14 – 3D Model Rendering of the Development and Surrounding Area).

Update of Existing Studies

While key technical matters have been sufficiently addressed for staff to recommend approval of this development application, some technical studies still require revisions. Prior to staff advancing the amending by-laws (official plan amendment and zoning by-law amendment) to Council, we will require revisions to the existing Wind Study, Functional Servicing Report (FSR), Traffic Impact Study (TIS), and Parking Study. Alternatively, a Holding (H) symbol can be used in conjunction with the zoning by-law amendment to ensure these documents are completed to the satisfaction of the Commissioner of Planning, Building and Growth Management.

Further details are provided below with respect to each of these studies:

- **Windy Study** - A revised Wind Study is required to maintain comfortable and safe pedestrian level wind conditions that are appropriate for the time of year and the intended use of pedestrian areas. Staff will continue working with the applicant to finalize this review and ensure the development aligns with the City's urban design guidelines.
- **FSR** - A revised FSR is required to address concerns related to the 100-year flood event, the high elevation of the northerly road, and potential risks of backflow and flooding. Staff will work with the applicant to confirm that the proposed stormwater management strategy meets municipal and provincial requirements.
- **Traffic** - To address traffic concerns, the applicant must submit a revised TIS and Parking Study. This should confirm the parking rate assumptions, access design for the auxiliary turning lane, intersection analysis, and a trip analysis to assess potential transportation impacts. Staff will collaborate with the applicant to ensure the study justifies the parking supply and evaluates any required mitigation measures.

Sustainability Score

The subject application has submitted a sustainability score of 77 (pending final confirmation from staff), attaining the gold threshold. Through the site plan process, staff

will continue to work with the applicant to ensure that the sustainability score metrics are achieved through the detailed site plan review (see Attachment 9 for more details).

Summary of Recommendations

This report recommends that Council endorse the approval of the proposed Official Plan and Zoning By-law Amendments, generally in accordance with Attachments 12 and 13. The proposal and supporting documents represent good planning, are consistent with the Provincial Policy Statement, and conform to the City of Brampton Official Plan (see further details in Attachment 10 – Planning Analysis).

MATTERS OF PROVINCIAL INTEREST

Planning Act:

The development supports the orderly development of safe and healthy communities and the adequate provision of housing and the efficient use of land in accordance with s. 2 of the Planning Act R.S.O 1990. The proposed Official Plan and Zoning By-law Amendment orderly development in a desired location that is suitable for urban growth and development.

In accordance with Section 2 of the Planning Act, the application has regard to, among other matters of Provincial interest such as:

- (h) the orderly development of safe and healthy communities;*
- (k) the adequate provision of employment opportunities;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (r) the promotion of built form that,*
- (i) is well-designed,*
- (ii) encourages a sense of place, and*
- (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

The proposed development exhibits well-designed and high-quality elements that will enhance the character of the area and support the creation of sense of place that is safe, accessible, attractive, and vibrant. This includes considerate landscaping treatment, pedestrian amenities, walkway connections, and architectural features that respect the surrounding mid-20th century modernist architecture.

Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

Provincial Policy Statement (PPS), 2024):

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development.

The proposed development supports livable, healthy communities by introducing residential and commercial/ retail uses in a compact urban form on lands that are served by existing infrastructure and public services including rapid transit. The subject property is in close proximity to the Mount Pleasant GO station, representing an appropriate and supportable form of intensification that promotes efficient development patterns that reinforces transit investments. The proposed development is included in the settlement area and optimizes existing land within built-up areas, is transit supportive, minimizes land consumption, and maximizes existing servicing infrastructure.

The Provincial Planning Statement focuses growth and development within urban and rural areas, and recognizes the wise management of land use change given to the full range of current and future needs. The subject property is served by existing municipal water and wastewater services, which supports the efficient use of existing servicing infrastructure. A Functional Servicing Report has been submitted to the City in support of the proposed development. The Report includes stormwater management strategies, which are described in greater detail within the provided Stormwater Management Report.

Staff is satisfied that the recommendations of this report for the development are consistent with the applicable sections of the Provincial Policy Statement (PPS).

MUNICIPAL PLANNING DOCUMENTS

City of Brampton Official Plan (2006):

The subject lands are located within the 'N-W Brampton Urban Development Area' on the City of Brampton Official Plan Land Use Schedule A. Furthermore, on Schedule A General Land Use Designations, the subject lands are located within the 'Corridor Protection Area', and 'Special Policy Area 4'. The Special Policy Area 4 allows the existing farm related industrial/retail uses on these lands.

According to Schedule 1 – City Concept, the subject lands are 'Designated Greenfield Area' and 'Northwest Brampton Urban Development Area'. On the Schedule 1- City Concept, the subject lands are located on Bovaird Drive West, which is identified as a Primary Intensification Corridor. Both Bovaird Drive and Mississauga Road are designated rapid transit corridors on Schedule C.

It is also identified as a potential future Rapid Transit node, as shown on Schedule 3B— Transit Network. Additionally, the subject lands are in close proximity to the Mount Pleasant Go Station, a Primary Major Transit Station Area.

The development proposal offers a diverse range of housing sizes and dwelling types, catering to various household needs and preferences. This includes back-to-back townhouses, which provide compact, family-friendly options, as well as mid-rise and high-rise buildings, which contribute to a denser, mixed-use urban environment. This variety enhances housing choice, promotes inclusivity, and supports the creation of a vibrant, sustainable community.

The existing five (5) buildings that occupy the site will be demolished to support the development. One of the existing dwellings is officially listed in Brampton's Heritage Registrar as a built heritage resource that possesses cultural heritage values. In accordance with the City's Official Plan, adaptive reuse measures will be utilized to properly integrate the heritage building within new subdivision.

The proposed development promotes healthy and active communities. The subject property is located within an planned urban area in proximity to future parks, rapid transit, connected recreational trails, institutional uses including schools, financial institutions, grocery stores, restaurants, recreational uses, and adjacent commercial and retail uses. The proposed development is considered to support complete communities.

Based on the above, staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment conforms to the policies of the City of Brampton Official Plan.

Brampton Plan, 2023:

On May 16, 2024, the Region of Peel issued an approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The new Official Plan for the City of Brampton provides the path forward to implement the aspirations of the Brampton 2040 Vision and achieve a sustainable, urban, and vibrant future for the city.

The subject property is designated as 'North West Brampton Area' and 'Neighbourhoods' as per Schedule 2 – Designations of the Brampton Plan. The property is situated at the northwest corner of the major arterial roads, Mississauga Road and Bovaird Drive, within a designated 'Gateway' area, as identified in Schedule 1A – City Structure. These designations are intended to support an appropriate range and mix of housing types and tenures for residents of all ages, life stages, incomes, and abilities in a compact, intensified urban form that optimizes and efficiently uses land and existing infrastructure including nearby rapid transit.

The subject lands are also fronting on 'Priority Bus or Zum' and 'Potential Future Rapid Transit' as outlined in Schedule 3B – Transit Network. Finally, the lands are near the Mount Pleasant Go Station, a Primary Major Transit Station Area. Access to the nearby transit infrastructure will aide future residents in reaching community amenities, services, and destinations within and around the City.

As of the date of this report, Schedule 2 – Designations of the Brampton Plan is currently under appeal before the Ontario Land Tribunal (OLT) and has not yet come into full effect.

Consequently, the application will be reviewed and considered in accordance with the policies set forth in the 2006 Brampton Plan.

Mount Pleasant Secondary Plan (Area 51) / Block Plan 51-3:

The applicant is seeking to amend the Mount Pleasant Plan Area 51 to add the subject lands and redesignate the lands to 'High-Density Residential' and 'Mixed-Use' designation.

On March 21, 2022, City Council approved a City-initiated Official Plan Amendment (OPA) that reclassified the Apple Factory Lands. This amendment removed the lands from Area 52, 'Mount Pleasant West,' and incorporated them into Area 51, 'Mount Pleasant.' The lands were also designated as the 'Osmington Special Policy Area (Mixed Use Centre)' and form part of Precinct/Block Plan 51-3. Mount Pleasant Heights Precinct/Block Plan 51-3 will be largely developed as a high-density that meet transit-orient principles and defined by medium and high-rise buildings.

The proposed development promotes the integration of land use planning as it maintains the intent of the secondary plan by proposing a high-density mixed-use development on the subject lands as envisioned by the Mount Pleasant Secondary Plan Area and Block Plan 51-3. The proposed development includes a diverse mix of residential units, offering a variety of housing forms, types, sizes, and price ranges that will help address the City of Brampton's housing needs. Office uses are also proposed to support the planned hospital, to be located generally to the south of the subject site as designated in the Secondary Plan, and commercial uses are proposed to support the surrounding residential community. The proposed uses will help to enhance the overall livability and accessibility within this new community.

Staff is satisfied with the proposed amendment to permit high-rise mixed-use development, as it aligns with the established policies of the Mount Pleasant Secondary Plan and Block Plan.

City of Brampton Zoning By-law:

The property is currently zoned the following by By-Law 270-2004, as amended:

- Commercial (CA)
- Agricultural (A)
- Industrial Four – (M4-254)

This application will amend the Zoning By-law to facilitate the development of high-density residential apartments with accessory commercial and office uses; and back-to-back townhouses.

The proposed Zoning By-law includes development standards including permitted uses, building setbacks, minimum lot widths, maximum building heights, minimum garage dimensions, among other items.

The detailed planning analysis (Attachment 10) includes a detailed overview of the Zoning By-law Amendment. The development standards are included in the proposed Zoning By-law Amendment as shown in Attachment 12 – Draft Zoning By-law Amendment.

Staff is satisfied with the proposed Zoning provisions for the development of the lands.

COMMUNITY ENGAGEMENT

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. Public Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on October 23, 2023. No members of the public made delegations at the meeting and no pieces of written correspondence were received. Details of the Statutory Public Meeting are included in Attachment 8 of this report.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA:

This application to amend the Official Plan and Zoning By-law is consistent with the "Growing Urban Centres & Neighbourhoods" strategic focus area. The proposal will result in the intensification of underutilized parcels of land to implement the policies of the Official Plan and Block Plan. The proposal will add to the diversity of housing options that are offered in Brampton and is an example of the efficient use of land and resources within the City's greenfield area.

Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

CONCLUSION:

Staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment represent good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, is consistent with the Provincial Policy Statement, and conforms to the principles and policy direction of the City of Brampton Official Plan, and the Mount Pleasant Secondary Plan (Area 51).

The report recommends that Council enact the Official Plan Amendment and Zoning By-law Amendment attached hereto as Attachment 12 and 13. The Official Plan Amendment and the Zoning By-Law Amendment application are appropriate for the orderly development of the lands considering the following:

- The proposal conforms to provincial plans such as the Provincial Policy Statement;
- The development proposed residential typologies, densities and commercial uses which conform to the City of Brampton Official Plan and Mount Pleasant Secondary Plan (Area 51); and,

The application is appropriate for the orderly development of the lands and represents good planning. Staff recommends approval of the Official Plan Amendment and Zoning By-law Amendment as the proposal is in the public interest.

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Attachments:

- Attachment 1: Concept Plan
- Attachment 1a: Renderings
- Attachment 2: Location Map
- Attachment 3: Official Plan Designations
- Attachment 4: Secondary Plan Designations
- Attachment 5: Zoning Designations
- Attachment 6: Aerial & Existing Land Use
- Attachment 7: Heritage Properties
- Attachment 8: Results of Public Meeting
- Attachment 9: Sustainability Assessment Snapshot
- Attachment 10: Detailed Planning Analysis
- Attachment 11: Results of Circulation
- Attachment 12: Draft Zoning By-law Amendment
- Attachment 13: Draft Official Plan Amendment
- Attachment 14: 3D Model Rendering of the Development and Surrounding Area