

OZS-2023-0010

**2036 Bovaird Drive and 10020, 10024, 10042 and 10054 Mississauga Road
("Apple Factory")**

Planning & Development Committee
February 24, 2025

Agenda

1. Location and Property Description
2. Background
3. Proposed Development
4. Proposed Amendments
5. Office Strategy
6. Technical Studies
7. Recommendations and Conclusion

Location and Description



 Subject Property

2036 Bovaird Drive & 10020, 10024, 10042, 10054 Mississauga Road

Site Area: 2.91 hectares (7.91 acres)

Current Use: 5 buildings, including an existing storage facility, the Apple Factory farm market and residential dwellings.

- Lands are situated at the northwest corner of the Mississauga Road and Bovaird Drive W intersection.
- Surrounding uses include approved residential north and east of the site, a driving range, future hospital and planned employment and residential to the south, and approved residential, mixed-use and office development, as well as the planned HWY 413 route to the west.

Background

- **March 21, 2022:** City council approved the removal of the Apple Factory Lands from Area 52 – ‘Mount Pleasant West’ and added them to Area 51 – “Mount Pleasant”.
- **April 12, 2023:** Applications for Official Plan and Zoning By-law Amendment were deemed complete.
- **September 2023:** Through comments, Staff raised the strategic need for the application to include additional non-residential gross floor area within the proposed development concept.
- **October 23, 2023:** Statutory Public Meeting was held. No comments in opposition were received.
- **December 2, 2024:** Staff issued R1_Consolidated Comment Report on Applicant’s second submission where the City’s Economic Development Office advised that ideally, they would like the applicant to include 50,000 square feet/4,645.12 square meters of office space as part of the non-residential
- **December 11, 2024:** Council approved Heritage permit application and permit was issued.
- **January 2025:** Resubmission of materials which included provisions for up to 50,000 square feet of office.
- **February 24, 2025:** Recommendation Report at Planning and Development Committee

Proposed Development: Concept Site Plan



- FSI: 3.8
- Total Residential Units: 1,240
 - 72 Back-to-Back Townhouses
 - 1,168 condo apartments
- Commercial Office Space: 26,188 square feet (with provision to achieve 50,000 sq. ft)
- Building Height
 - 3-storey townhouses
 - 4 apartments with 10, 22, 23, 35 storeys
- Proposed Parking: 1,481 spaces
 - 1.5 spaces per townhouse unit
 - 0.95 spaces per apartment unit
 - 0.12 spaces per townhouse and apartment unit for visitor
 - 1 space per 23 sq. m for retail and office
- Indoor/Outdoor Amenity Area: 4,816 sq. m.

Proposed Amendments

Official Plan Amendment

- Amend in-effect 2006 Official Plan Schedule A – General Land Use Designations, to redesignate the site from 'N-W Brampton Urban Development Area' to 'Residential'.
- Amend Mount Pleasant Secondary Plan to redesignate from 'Osmington Special Policy Area' to 'High Density Mixed Use
- Permit apartment dwellings, all townhouse dwellings, live/work units, senior's residences, retail, office restaurant and commercial uses.
- Maximum floor space index of 4.28
- Minimum of 4,850 square metres of GFA for non-residential uses.

Zoning By-law Amendment

- Rezone the subject lands from 'Agricultural' and 'Industrial Four – Special Section' to 'Residential Apartment A(1)' (R4A(1)-AAAA)
- Permit apartment dwellings, range of townhouses, supermarket, office, retail and personal service shop.

Additional site-specific zoning standards include:

- Maximum GFA of 1,050,000 square feet (97,550 square metres)
- Minimum Building Height: 35 storeys
- Minimum Front Yard Depth: 3.0 metres
- Minimum GFA of 2,400 square metres of office be provided
- Minimum GFA of 2,400 GFA for other commercial uses be provided.
- Holding 'H' be applied to require 4,600 square metres of office be applied, to be removed if market conditions do not materialize within 5 years.

Office Strategy

Context

- Historical Planning Exercises
 - Original Heritage Heights Secondary Plan contemplated Office Node at Mississauga Road and Bovaird.
 - Office uses were ultimately abandoned, due in part because of the City seeking to consolidate office to the Central Area.
- Meeting with Economic Development Office
 - October 31, 2024 - CLS, Glen Rouge Homes met with Staff from Economic Development to discuss requested office space:
 - Discussion ensued on the constraints of the property and market conditions impacting the delivery of major office on the subject lands.
 - Raised that amount of major office must be balanced with residential density requirements, necessary to support Mount Pleasant GO Station, as well as importance of not jeopardizing downtown office.
 - Staff confirmed that they would assist in 'match making' a potential tenant at the appropriate time and shared the various of incentive programs available.
 - December 2, 2024 - Staff issued R1_Consolidated Comment Report on Applicant's second submission where the City's Economic Development Office advised that ideally, they would like the applicant to include 50,000 square feet/4,645.12 square meters of office space as part of the non-residential

Office Strategy

Constraints

- Market
 - A Market Impact Assessment was prepared which noted a significant commercial and office development would be difficult to realize 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 limiting visitors and employees from direct access.
 - District Retail designation is to be applied to lands where major freestanding office development in proximity to the Mount Pleasant Go Station is to be applied.
- Access
 - Access to subject lands is limited to right-in and right-out at Bovaird Rd W and from future public road onto Mississauga Road
 - Major retail and office typically require dedicated signalization for full moves and conflicts can arise where parking is shared with apartments.
 - Increases in traffic from major office and retail through the ArgoTFP subdivision to the signalized junctions at Lagerfeld/Mississauga and Coolhurst/Bovaird would be undesirable and likely face opposition from residents.
 - Better sites are available in proximity to Highway 413 to accommodate without direct access limitations.
- Timing
 - “Hospital” designation in Secondary Plan may be removed, if the Province has not committed Capital funding for its construction by 2030.
 - Timing for final alignment and EA of Highway 413 approval is unknown, along with timing for construction initiation and completion.

Office Strategy

Recommendations

- The Market Impact Assessment found that the proposed non-residential floor area is appropriate for location and proposed development.
- Recommended zoning by-law amendment uses a “sliding scale” for the minimum amount of office uses to be required.
- Recommended zoning by-law 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 bylaw provisions will identify a required minimum amount of commercial use (2,400 sq. m./25,833 sq. ft.), to support the needs of the surrounding residential community.

Next Steps:

- Applicant will continue to discuss policy language with City Staff prior to by-law enactment by Council.

Technical Studies

- Wind Study
 - Wind Study was prepared and submitted in January 2025 and identified the following:
 - That the proposed development will create conditions where wind speeds remain comfortable at most grade level locations with higher wind speeds at a few localized spots.
 - Further investigations were conducted through AI simulations where reductions in wind speeds at the localized spots occurred.
 - With the addition of future mitigation strategies, to be incorporated at Site Plan Approval, it is anticipated that comfortable conditions can be achieved across the entirety of the site.
- FSR
 - Applicant's consultant, Urbantech, met with City and Region staff between December 2024 and January 2025, to discuss all outstanding comments.
 - **All comments necessary to ensure approval of OPA and ZBA have been resolved and a final FSR is currently being prepared and will be submitted prior to by-law enactment.**
- Traffic
 - Applicant's consultant, Crozier Engineering, met with City and Region staff between December 2024 and January 2025, to discuss all outstanding comments.
 - **All comments necessary to ensure approval of OPA and ZBA have been resolved and a revised TIS and Parking Study are currently being prepared and will be submitted prior to by-law enactment.**

Recommendation & Conclusions

- Application has undergone substantial coordination with city staff and departments to arrive at a concept which achieves City requirements and objectives.
- Proposed office space strategy facilitates the achievement of City objectives for employment as well as establishes flexibility for the property owner to achieve other area goals including provision of density in proximity to the Go Station.
- Glen Rouge Developments has reached an agreement in principle with neighbouring landowners and anticipates entering into a Cost Sharing Agreement imminently.
- Master Site Plan Application will ensure the site is developed in an orderly manner and which delivers on the development needs, as required by the City for the Apple Factory property.
- It is recommended that the proposed Official Plan and Zoning By-law Amendments be endorsed on the following basis:
 - Proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act,
 - Proposal is consistent with the Provincial Policy Statement,
 - Proposal conforms to the principles and policy direction of the City of Brampton Official Plan, and the Mount Pleasant Secondary Plan (Area 51).
 - Proposed site-specific zoning achieves conformity with the policies of the Brampton Official Plan.



Thank You
