

Date: 2021-03-19

File Name: OZS-2021-0002

Subject: **Information Report**

Application to Amend the Official Plan and Zoning By-law
(To permit three high-rise buildings with 1,004 residential units and
748 square metres of commercial space, as well as 75 stacked
townhouse units)

Primont Properties Inc. - Primont (M3 Condos) Inc.

10629 Mississauga Road

Ward: 6

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Report Number: Planning, Bld & Ec Dev-2021-199

Recommendations:

1. **That** the report titled: **Information Report, Application to Amend the Official Plan and Zoning By-law, Primont Properties Inc. - Primont (M3 Condos) Inc.**, 10629 Mississauga Road, Ward 6 (File: OZS-2021-0002), to the Planning and Development Committee Meeting of April 12, 2021, be received, and,
2. **That** Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- **The applicant proposes to amend the Official Plan and Zoning By-law to facilitate a mixed use development consisting of three high-rise buildings**

with 1,004 residential units and 748 square metres of commercial space, as well as 75 stacked townhouse units; the existing gas station will remain.

- The lands are designated “Residential” and identified as “Designated Greenfield Area” and “Convenience Retail” in the Official Plan. It is designated “Convenience Commercial”, “Motor Vehicle Commercial” and “Mixed Use Area 1” in the Mount Pleasant Secondary Plan (Area 51). An amendment to the Official Plan and the Secondary Plan is required to facilitate this proposal.
- The site is zoned “Commercial Three – Special Section 2294 (C3-2294)” and “Highway Commercial One – Special Section 2295 (HC1-2295)”, which do not permit residential uses. An amendment to the Zoning By-law is required to facilitate this development.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

Background:

This application was received on January 13, 2021 and found to be complete in accordance with the Planning Act. A formal notice was issued deeming the application complete on February 9, 2021.

Current Situation:

Proposal:

The applicant is proposing to amend the Official Plan and Zoning By-law to permit a mixed use development. Details of the proposal are as follows (see Appendix 1):

- Building A (28 storeys) and Building B (26 storeys) connected by a 4-storey podium, consisting of 657 residential units and 748 ground floor commercial space
- Building C (16 storeys) consisting of 347 residential units
- Three (3) stacked townhouse blocks consisting of 75 residential units
- A total of 1,214 parking spaces including 162 visitor parking spaces
- A Floor Space Index (FSI) of 4.5 and a density of 635 units per net hectare
- The existing gas station will remain

Application to Amend the Official Plan and Zoning By-law:

The applicant is proposing to:

Official Plan

- Delete the “Convenience Retail” designation on Schedule ‘A2’ – Retail Structure on the site

Secondary Plan

- Re-designate the site from “Convenience Retail” and “Motor Vehicle Commercial” to “High Density Residential”, “Medium Density Residential” and “Motor Vehicle Commercial”

Block Plan

- Re-designate the site from “Motor Vehicle Commercial” and “Convenience Commercial” to “High Density Residential”, “Medium Density Residential” and “Motor Vehicle Commercial”.

Zoning By-law

- Re-designate a portion of the site from “Commercial Three – Section 2294 (C3-2294)” to “Residential Apartment A(3)” with a special section.

Property Description and Surrounding Land-Use:

The site has the following characteristics:

- is located at the northeast corner of Mississauga Road and Sandalwood Parkway West
- has a total area of approximately 2.29 hectares (5.66 acres)
- the existing gas station and restaurant will remain
- the rest of the site is vacant

The surrounding land uses are described as follows:

North: Peel Regional Police Association

East: Kent Road, beyond which is a medium and high density residential development

South: Sandalwood Parkway West, beyond which is commercial plaza

West: Mississauga Road, beyond which are agricultural lands

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within a future Recommendation Report. At this time, staff has noted the following specific considerations that will need to be addressed:

Height and Density

The development is located outside of the identified Mount Pleasant GO Gateway Mobility Hub and other Urban Growth Centres, Mobility Hubs, Major Transit Station Areas or intensification corridors. Staff will evaluate the proposed increase in density in the context of existing city structure and current policy framework, in particular Policy 3.2.8.5 of the City of Brampton Official Plan. Additionally, the site is close to lands forming part of the Heritage Heights Secondary Plan area where Council has approved 'preliminary concept plans'. When reviewing the appropriateness of the height and density of the proposal, staff will have regard for the emerging policy framework for the Heritage Heights Secondary Plan.

Built Form

Staff are evaluating the proposed built form including height, scale and massing in accordance with the Development Design Guidelines, in particular as it relates to the impacts on surrounding and future developments to the north of the subject site and the proposed townhouse blocks and central amenity space on the site.

Parking

Staff are evaluating the appropriateness of the proposed layby vehicular parking spaces on Sandalwood Parkway, given that Sandalwood Parkway is a major arterial road and proximity of the parking to Mississauga Road and Sandalwood intersection.

Commercial space

The subject site is identified as a "Convenience Retail" site in the Official Plan and is designated as "Convenience Commercial" and "Motor Vehicle Commercial" in the Secondary Plan. Staff are evaluating whether the amount of commercial space proposed is sufficient to meet the intent of the Official Plan and the Secondary Plan to ensure that local demand for retail goods and services can be accommodated.

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. Any implications that arise through the continued processing of this application will be discussed within a Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities. Findings will be summarized in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application.

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Attachments:

- Appendix 1: Concept Site Plan
- Appendix 1A: Building Rendering
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Block Plan Designations
- Appendix 8: Site Concept Plan (in the Secondary Plan Schedules)
- Appendix 9: Information Summary