

Date: 2023-03-06

Subject: **OZS-2021-0002**

Secondary Title: **Recommendation Report**

Application to Amend the Official Plan and Zoning By-law
(To permit a phased mixed use development comprised of three residential buildings ranging from 12, 27 to 30 storeys in height with commercial uses at the ground floor)

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

10629 Mississauga Road

Ward: 6

Contact: Tejinder Sidhu, Development Planner, Development Services, 905-874-2386, Tejinder.Sidhu@brampton.ca

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Report Number: Planning, Bld & Growth Mgt-2023-134

Recommendations:

1. **That** the report titled: **RECOMMENDATION REPORT**, Application to Amend the Official Plan and Zoning By-law, **Primont Properties Inc., Primont (M3 Condos) Inc.**, 10629 Mississauga Road, Ward 6 (OZS-2021-0002 – Planning, Building and Growth Management-2023-134), dated March 6, 2023, to the Planning and Development Committee Meeting of March 20th, 2022, be received;
2. **That** the Official Plan Amendment and Zoning By-law Amendment application submitted by Primont Properties Inc. on behalf of Primont (M3 Condos) Inc., Ward 6, File OZS-2021-0002 be approved, on the basis that it represents good planning including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. **That** the amendments to the Official Plan and Mount Pleasant Secondary Plan (Area 51) generally in accordance with Attachment 10 to this report be adopted;
4. **That** the amendments to the Zoning By-law, generally in accordance with Attachment 11 to this report be adopted; and

5. **That** no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Overview:

- **This report recommends the approval of the Official Plan Amendment and Zoning By-law Amendment application to facilitate the proposed mixed-use development comprised of a 12-storey Apartment (Building B) as well as a 30-storey and 27-storey residential apartment (referred to as Building A1 and Building A2 respectively) on a shared six-storey podium;**
- **The applicant is intending to develop the lands in two phases:**
 - **First Phase: 12-storey (318 units) mixed-use building with retail (831m²) on the ground level**
 - **Second Phase: 30-storey (373 units) and 27-storey (319 units) with a shared six-storey podium and retail (825m²) on the ground level**
- **The lands are designated ‘Residential’ on Schedule A – General Land Use Designations, ‘Designated Greenfield Area’ and ‘Communities’ on Schedule 1, City Concept and ‘Convenience Retail’ on Schedule A2: Retail Structure in the Official Plan. An amendment to the Official Plan is required to permit the increased density of this application.**
- **The property is designated ‘Convenience Commercial’, ‘Motor Vehicle Commercial’ and ‘Mixed Use Area 1’ in the Mount Pleasant Secondary Plan (Area 51). An amendment to the Secondary Plan is required to facilitate the proposed residential uses of this application.**
- **The property is designated ‘Convenience Retail’ and ‘Motor Vehicle Commercial’ in the Mount Pleasant Block Plan (Area 51-1). An amendment is required to the Block Plan to permit the proposed residential uses of this application.**
- **The site is zoned ‘Commercial Three – Special Section 2294 (C3-2294)’ which does not permit residential uses. An amendment to the Zoning By-law is required to facilitate this development.**
- **The proposed Official Plan and Zoning By-law Amendments represent good planning, are consistent with the Provincial Policy Statement and are in conformity with the Growth Plan for the Greater Golden Horseshoe and Region Official Plan.**
- **A Statutory Public Meeting for this application was held on April 12th, 2021. One member of the public spoke at the meeting and one written**

submission was received. Details of the results of the Public Meeting are included in Attachment 8 of this report.

- **The application was circulated to relevant City departments and external agencies for their review. Results of application circulation are included in Attachment 9 – Results of Application Circulation.**
- **The proposed development is consistent with the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth, as well as revitalizing neighbourhoods.**

Background:

Primont (M3 Condos) Inc. submitted an application to amend the Official Plan and Zoning By-law on behalf of Primont (M3 Condos Inc) on January 13, 2021. This application has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal notice was issued deeming the application complete on February 9, 2021.

Public Meeting (April 12, 2021)

The Statutory Public Meeting for the application was held at the April 12, 2021 Planning and Development Committee Meeting. The original proposal contemplated three high-rise buildings (28-storey and 26-storey building with a shared four-storey podium and total of 657 units and a 16-storey building with 347 units) as well as 75 stacked townhouse units with the existing gas station remaining on the site.

Through the review of this application, the applicant met with Staff on June 7, 2021 to discuss layout options. Key revisions to the site layout include replacing the previously proposed 16-storey building with a 12-storey mid-rise building with its own courtyard that achieves a better built form and transition as well as removal of the previously proposed townhouse blocks. The heights of the other two buildings were also increased to 27 storeys and 30 storeys with a total of 692 units.

Other key changes included:

- Reduction of lot coverage from 38.9% to 31%
- Increase of commercial gross floor area from 748m² to 1656m²
- Decrease of proposed parking spaces from 1214 spaces to 1010 spaces.
- Total amenity space was also increased from 1792m² to 2472m² through the addition of a courtyard at the ground floor and green roof to Building B.

While the revised proposal increases the height of Tower A1 (formerly Tower A) from 28-storeys to 30-storeys and Tower A2 (formerly Tower B) from 26-storeys to 27-storeys, Staff are satisfied that additional notice is not needed as the overall density

remains relatively the same, decreasing only slightly from the previously proposed density of 4.5 to 4.49.

Current Situation:

Proposal (refer to Attachment 1):

The applicant intends to develop the site in two phases, however this will not be required as per the recommended approval. In Phase One, Building B (12-storey) as well as the underground parking for the site is to be built; and in Phase Two, Building A1 (30-storey) and A2 (27-storey) are to be constructed. The proposed development is designed with flexibility that it can be constructed as a single or phased development, depending on market conditions. The applicant has noted that Phase One is expected to be built immediately, and Phase Two will be built a year later, subject to market demand.

Details of the proposal are as follows:

- A portion of the subject property is currently developed with a restaurant, gas station and an associated car wash. It is not proposed through this application that the designations of the Official Plan or Zoning By-law are to be revised for that portion of the site. It is intended by the applicant that that portion of the site will be severed from the portion proposed for mixed residential and commercial development through this application.
- Two Phases with a total of 1010 residential units
- Phase 1 – Building B
 - 12 storeys;
 - 831m² of retail space on the first floor;
 - 490 vehicular parking spaces; 48 surface, 442 underground;
 - 94 visitor parking spaces; 46 surface, 48 below grade
 - 422m² of interior amenity space and 446.9m² of exterior amenity space; and
 - Comprised of 318 units with proposed breakdown:
 - 58 Studio
 - 31 One-Bedroom Units
 - 132 One-Bedroom + Den Units;
 - 51 Two-Bedroom Units;
 - 17 Two-Bedroom + Den Units; and
 - 28 Three Bedroom Units
- Phase 2 - Buildings A1 and A2
 - 30 storeys (A1) and 27 storeys (A2) with shared 6-storey podium;
 - 825m² of retail space on the first floor;
 - 520 vehicular parking spaces; 24 surface, 496 underground;

- 108 visitor parking spaces; 24 surface, 84 below grade
- 952m² of interior amenity space and 651m² of exterior amenity space; and
- Comprised of 692 units with proposed breakdown:
 - 193 One-Bedroom Units
 - 259 One-Bedroom + Den Units;
 - 207 Two-Bedroom Units; and
 - 33 Two-Bedroom + Den Units;
- Total Gross Floor Area: 76, 631m²
 - Total Commercial Gross Floor Area: 1,656 m²
 - Total Residential Gross Floor Area: 74,975m²
- Total Site Area: 17, 053m²
- A Floor Space Index of 4.49
- Total of 2,472 square metres of outdoor and indoor amenity space;
- Total of 1212 surface and underground vehicular parking spaces:
 - 1010 parking spaces for residents; and
 - 202 shared parking spaces for visitors of both commercial and residential.
- Three vehicular access points into site
 - Proposed right-in and right-out access from Mississauga Road;
 - Existing right-in and right-out access on Sandalwood Parkway West that connects to existing shared driveway between the proposed development and existing gas station, associated car-wash and restaurant with drive-through and
 - Existing access from Kent Road.

Property Description and Surrounding Land Use (Refer to Appendix 2)

The lands have the following characteristics:

- A total site area of approximately 1.71 hectares
- Located at the northeast corner of Mississauga Road and Sandalwood Parkway West
- Portion of the lands are vacant
- Existing restaurant with drive-through as well as a gas station and associated car wash on the subject property that will be severed prior to the approval of this development application. A consent application will be prepared by the applicant to sever these lands.

The surrounding land uses are described as follows:

- North: Approved townhouse development comprised of standard and back-to-back townhouses.
- 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. Lands west of Mississauga Road form part of the Heritage Heights Secondary Plan Area.

Corporate Implications:

Summary of Recommendations:

This report recommends that the Committee approve the proposed Official Plan and Zoning By-law amendments generally in accordance with Attachment 10 and Attachment 11, respectively. These documents will be used to implement a future site plan application.

Planning Analysis Summary

The proposed phased mixed-use residential development provides a compatible development that complements the existing area as well as the emerging context of growth anticipated in the Heritage Heights Secondary Plan. This proposal will provide a variety of residential units and commercial stores and aid in the achievement of complete communities.

The proposed development is consistent with the Planning Act, Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and City Official Plan.

Studies have been submitted by the applicant in support of this proposal to demonstrate the appropriateness of this development from a technical perspective. These were reviewed and approved by Staff.

Further information regarding the planning analysis for this proposal including the specific studies submitted and conformity with legislation, please refer to Attachment 7.

Planning Act:

This proposal has regard for matters of provincial interest that are set out in Section 2 of the Planning Act including Section 2(f),(h),(j),(p) and (q). The proposed application facilitates the orderly development of safe and healthy communities, efficiently uses infrastructure on the site including the transit network, is an appropriate area of growth and development and provides a range of housing options.

The mixed-use residential development efficiently uses the site to provide a variety of housing as well as shopping options for residents through the ground floor commercial uses. Pedestrian connections are provided to the sidewalks along Mississauga Road and Sandalwood Parkway as well as to the stores.

Provincial Policy Statement (2020):

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development.

The application is consistent with policies in the document that:

- promote the achievement of healthy, liveable and safe communities
- direction regarding growth in Settlement Areas
- promote appropriate development standards and
- providing a mix of housing options and densities.
- support healthy and active communities through supporting and encouraging transit use as well as active transportation by providing pedestrian connections to sidewalks to promote walking, cycling or transit use.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities.

The subject lands are located within the 'Designated Greenfield Area - Conceptual' of the Region of Peel within the Growth Plan for the Greater Golden Horseshoe (GGH).

The proposal supports the achievement of complete communities. The proposed development optimizes the use of land and takes advantage of the existing transit and servicing infrastructure within a designated greenfield area. A variety of units are also provided within the development that accommodate differing household sizes and incomes.

Region of Peel Official Plan (April 2022):

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner.

The subject lands are designated 'Urban System' and identified as 'North West Brampton Urban Development Area' on Schedule E-1 (Regional Structure) ; Designated 'Urban System' in Schedule E-2 (Strategic Growth Areas); and 'Designated Greenfield Area' in Schedule E-3 (Growth Plan Policy Areas in Peel).

The proposal is consistent with the objectives and policies established for the subject site. The application will assist in the achievement of health complete communities and contribute to the greenfield density targets identified by the Region

City of Brampton Official Plan (2006):

The subject lands are designated 'Residential' on Schedule A (General Land Use Designations); 'Communities' and 'Designated Greenfield Area' on Schedule 1 (City Concept); and 'Convenience Retail' on Schedule A-2 (Retail Structure). An amendment is required to delete the 'Convenience Retail' designation on Schedule A-2.

The proposed mixed-use residential development is consistent with the intent and vision of the Official Plan. The proposed development is in keeping with policies for 'Residential'

designated sites by providing for a range of housing opportunities in terms of densities, cost and densities as well as optimizing this infill development with a mix of uses.

The proposal exceeds the density of 50 units per net hectare and recommended height limitation of 4 stories in height that is noted for areas outside of the Central Area. The applicant has provided satisfactory justification to demonstrate why an amendment to the height and density provisions should be considered for this development. This includes that the proposal is consistent with the intent and vision of the Secondary Plan, contributes to the City's housing mix, meets the population and employment forecasts in the Official Plan, is transit supportive and helps to achieve a complete community.

The application seeks to delete the 'Convenience Retail' designation on Schedule A-2 for this site. The intent of the retail designation is to accommodate demand for retail goods and services. A Market and Planned Function Assessment was submitted for this application. On the subject site, 40,000 square feet is permitted. The proposed deletion of this designation will result in a reduction of 20,000 square feet and not anticipated to significantly impact the market and planned function of retail commercial spaces in the study area. The study determined that there is over one million square feet of retail commercial space in the market area including the Mount Pleasant Secondary Plan Area and Fletchers Meadow Secondary Plan Area. Additional retail commercial space can also be provided through the Convenience Commercial and Mixed Use designations within the Heritage Heights Secondary Plan area. This assessment has been reviewed and accepted to the satisfaction of Policy Staff. Further, this proposal continues the functions of the 'Convenience Retail' designation by proposing approximately 1,656m² commercial uses at grade through a mixed-use development.

Mount Pleasant Secondary Plan and Block Plan 51-1

The property is designated 'Motor Vehicle Commercial' and 'Convenience Retail' in the Mount Pleasant Secondary Plan (Area 51) and the eastern portion of the site is also located within the 'Mixed Use Areas 1'. The site is also designated 'Convenience Commercial' and 'Motor Vehicle Commercial' in Block Plan 51-1.

The proposed residential use is not permitted within the 'Convenience Commercial' and 'Motor Vehicle Commercial'. Further, policies for the 'Mixed Use Areas' note that a maximum residential density of 100 units per net residential hectare shall be permitted. The proposal contemplates a density of 593 units per net hectare and as such, an amendment is required to designate the subject lands to 'High Density Residential' in both the Secondary Plan and Block Plan.

The application maintains the intent and vision of the Secondary Plan and Block Plan by providing a compact transit-supportive development with a diversity of unit sizes and mix of uses with commercial space at the ground floor in both buildings.

Zoning By-law 270-2004

The property is zoned 'Commercial Three – Section 2294' (C3 – 2294). The proposed mixed-use residential and commercial uses are not permitted within the 'Commercial Three – Section 2294' zoning designation. The zoning will be amended to 'Residential Apartment 4 – Section 3689'. This designation permits the proposed residential uses and site-specific development standards.

Public Meeting Notification Area:

The application was circulated to City Departments, external commenting agencies and property owners within 240 metres of the subject property, exceeding the Planning Act requirement of 120 metres for such applications. A summary of issues received by the Public and comments received by external agencies are included as Attachment 8 – Results of Public Meeting, and Attachment 9 – Results of Application Circulation. Notice signs were placed on the subject lands to advise members of the public that the development application to amend the Zoning By-law was filed with the City.

A Statutory Public Meeting for this application was held on April 12, 2021. One resident spoke at the meeting and two written submissions were received. Details of the Statutory Public Meeting, including summary of the issues raised and a response to those issues, are included in the Summary Chart below as well as in Attachment 8 of this report:

Concern Raised	Staff Response
A. Concerns regarding the proposed ratio of parking spaces	<p>A proposed parking rate of 1 space per residential unit and 0.20 spaces per unit for visitors has been found acceptable by Traffic Services Staff. This will result in total of 1,010 residential spaces, 73 commercial spaces and 203 visitor parking spaces. The commercial and visitor parking spaces will be shared.</p> <p>City Staff find this parking rate acceptable based on the site's proximity to existing and future upgrades to local transit as well as proximity to Mount Pleasant Go Station.</p>
B. Concerns regarding increased vehicular traffic in the area	<p>Traffic Impact Study prepared by GHD and dated July 2022 was prepared to analyze the existing and future traffic volume, capacity, trip generation and distribution, sight distance evaluation and traffic safety.</p> <p>The Traffic Impact Study has been reviewed by City Staff and found satisfactory. The Study notes that vehicular congestion and dependency on the car will be reduced through the implementation of Transportation Demand Management (TDM) strategies. TDM strategies include providing bicycle parking and providing interior walkway connections on the site that connect to the public sidewalk.</p> <p>The Study also confirmed that based on their analysis of parking demand in other municipalities and the proposed TDM strategies, that the reduced parking is appropriate. Through the site plan application (SPA-2022-0225), Traffic staff have asked the applicant to provide future improvements to the site. This includes cash-in-lieu for a</p>

	<p>future traffic signal at Sandalwood Parkway and Kent Road as well as to install a left turn lane on Kent Road.</p>
<p>C. Concern regarding student capacity at local schools</p>	<p>The Peel District School Board (PDSB) and Dufferin Catholic District School Board (DCDSB) have been circulated on this application and have not noted any objections, but have noted that sufficient accommodation may not be available for all anticipated students from the area. Students may be accommodated in temporary facilities and/or bussed to a school in another neighbourhood.</p>
<p>D. Concerns regarding hospital capacity and the impact of additional population.</p>	<p>Hospital capacity is determined by many factors and anticipated growth from development proposals is only one potential influence.</p> <p>On January 22, 2020, Brampton City Council passed a motion to declare a Health Care Emergency in Brampton. This motion resolved several initiatives to address this such as working with all levels of government to provide healthcare funding to the Brampton Civic Hospital and Peel Memorial Service immediately.</p> <p>Additionally, a future Hospital / Health and Wellness Center are planned nearby the site. The Mount Pleasant Community is located adjacent to the Heritage Heights Secondary Plan (west side of Mississauga Road and beyond) where a future Hospital / Health and Wellness Center is anticipated along Sandalwood Parkway and Williams Parkway.</p> <p>Schedule 52-7, Land Use Structure of the Heritage Heights Secondary Plan identifies lands designated Mixed Use Area 'A' – Major Institutional which are planned to be the location of a future Hospital / Health and Wellness Center.</p>
<p>E. Concerns regarding overflow parking at the Mount Pleasant Go Station</p>	<p>Future residents of this application can access Mount Pleasant GO Station in variety of ways including by walking, taking local transit, cycling or through driving or being dropped off by car.</p> <p>A direct correlation can't be made that future residents will contribute to overcrowding at Mount Pleasant Go Station.</p>
<p>F. Concerns regarding the capacity of Brampton Transit to support route and additional expenses being</p>	<p><i>Current Capacity</i></p> <p>Current bus stops available close to the site are Veterans Drive and Dufay Road that are served by Routes 23-324, 23 Sandalwood that provide east-west connection and Routes 26-324, 26 Mount Pleasant that provide north-south connection.</p>

<p>incurred to support service</p>	<p>There is an existing bus landing pad and bus shelter pad behind the sidewalk on Sandalwood Parkway. This stop is not currently serviced but it is anticipated to be in use once existing transit routes are expanded.</p> <p><i>Future Capacity</i></p> <p>In coordination with the widening of Mississauga Road, a new bus stop has also been provided at Mississauga Road.</p> <p>The Heritage Heights Secondary Plan (March 2022) also provides policy direction regarding the area west of Mississauga Road including Conceptual Transit Services (discussed in Schedule 52-12) that identifies the following:</p> <ul style="list-style-type: none"> - A züm BRT Route on Sandalwood Parkway West between Williams Parkway and Mississauga Road before route continues further north and south - Potential Transit Station (located between William Parkway and Court Road on Sandalwood Parkway West) ; and - A portion of Mississauga Road between Mayfield Road and Yardmaster Drive as a Base Grid Route (with a 5' to 15' Peak Frequency)
<p>G. Concerns regarding the appropriateness of the proposed height and density</p>	<p>The applicant has provided appropriate justification for the increase in height and density based on the applicable Provincial, Regional and local policies.</p> <p>This includes the Provincial Policy Statement which supports the efficient use of land and resources through intensification, as well as the Growth Plan for the Greater Golden Horseshoe which promotes redevelopment and intensification in close proximity to transit supportive areas. The proposal will optimize the use of existing infrastructure including the existing and future transit network while also accommodating a significant portion of population growth.</p>
<p>H. Concerns regarding privacy for existing residents</p>	<p>Design strategies have been applied that strategically minimize shadowing impacts and also maintain privacy.</p> <p><i>Design Strategies</i></p> <p>A 45-degree angular plane has been applied at a rear yard setback of 7.5 metres from property line and at a height from 10.5 metres for Building B. This provides an appropriate transition between the future residential development north of the site and proposed Building B.</p>

	<p>Podium heights of all proposed buildings range between four to six storeys that provides a built form scaled to the pedestrian.</p> <p>Further compatibility between Building B and the surrounding low-rise residential development to the north is maintained through the gradual stepped back design of the building at the 6th and 10th storey.</p> <p><i>Shadowing</i></p> <p>A Sun/Shadow Analysis (included within the Urban Design Brief document) was prepared by WSP Canada Inc., dated August 2022, that showed shadow impacts at hourly intervals from 9:18 AM to 6:18PM for March/September 21 (Spring and Fall Equinoxes) as well as June 21 and December 21 (Summer and Winter solstice). The study has demonstrated that the shadow cast from the proposal onto adjacent properties will be of minimal duration and that the surrounding areas still have sun exposure.</p>
<p>I. Concerns regarding the lack of Green Space for local residents in the existing area</p>	<p>The Mount Pleasant Secondary Plan (that this site and surrounding area east of Mississauga Road are located within) provides direction on conceptual land uses anticipated for the area including where Recreational Open Space is to be located. The closest City Park to the site that is provided for all members of the public is Creditview Sandalwood Park.</p> <p>The proposed development also provides indoor and outdoor amenity space for residents of the proposed development. This has been reviewed and accepted by Urban Design and Open Space staff. This proposal is contemplated to be under condominium tenure which makes all amenities offered for this development to be private and only for condominium residents.</p>

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 the applications that have not been noted elsewhere

Term of Council Priorities:

The application and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. The proposed application efficiently uses the lands and existing infrastructure to provide a transit supportive, pedestrian friendly development

This application supports the following strategic direction, Brampton is a City of Opportunities.

The proposal optimizes the existing land and infrastructure to provide a transit-supportive development within a designated greenfield area. The application will help achieve growth targets established by the Region of Peel and the City of Brampton as well as provide diversity of housing options in the Mount Pleasant Community.

Conclusion:

Staff recommends approval of the Official Plan Amendment (Attachment 10) and Zoning By-law Amendment (Attachment 11), as the following has been satisfied:

- The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, City of Brampton Official Plan, Mount Pleasant Secondary Plan and Block Plan 51-1;
- The proposed development provides an opportunity to direct growth to an existing settlement area (that is not the built-up area) and contribute to a range of housing and commercial options;
- The proposed development is located in proximity to existing and planned transportation infrastructure; and,
- Technical requirements have been addressed through studies submitted in support of the proposal and approved by City staff.

Authored by:

Reviewed by:

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Approved by:

Approved by:

Steve Ganesh, MCIP, RPP
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Management Department

Marlon Kallideen
Chief Administrative Officer

Attachments:

- Attachment 1 – Concept Site Plan
- Attachment 1A – North Elevation
- Attachment 1B – South Elevation
- Attachment 1C – East Elevation
- Attachment 1D – West Elevation
- Attachment 1E – Rendering
- Attachment 1F – Angular Plane
- Attachment 1G – Angular Plane Model
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 4A – Block Plan Designation
- Attachment 5 – Zoning Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Detailed Planning Analysis
- Attachment 8 – Results of Public Meeting
- Attachment 9 – Results of Application Circulation
- Attachment 10 – Draft Official Plan Amendment
- Attachment 11 – Draft Zoning By-law Amendment
- Attachment 12 – Sustainability Snapshot