

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

To facilitate a mixed use development comprising three 23-25 storey buildings with retail at grade,
and six blocks of four-storey stacked townhouses

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

City of Brampton File: OZS-2023-0010

Application by:

CORBETT LAND STRATEGIES INC. on behalf of **GLEN ROUGE DEVELOPMENTS INC.**

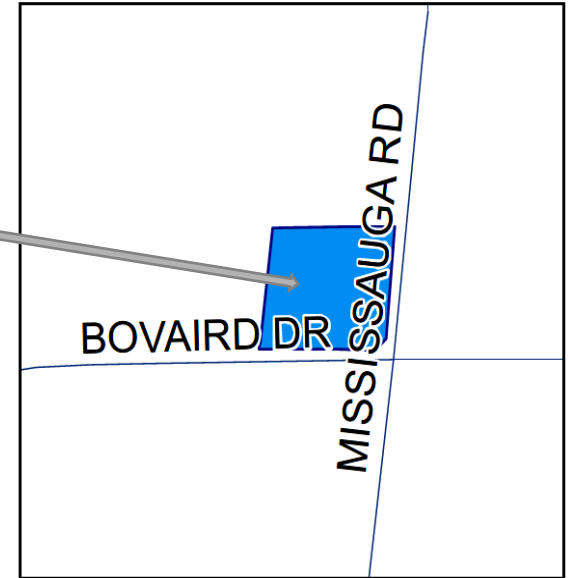
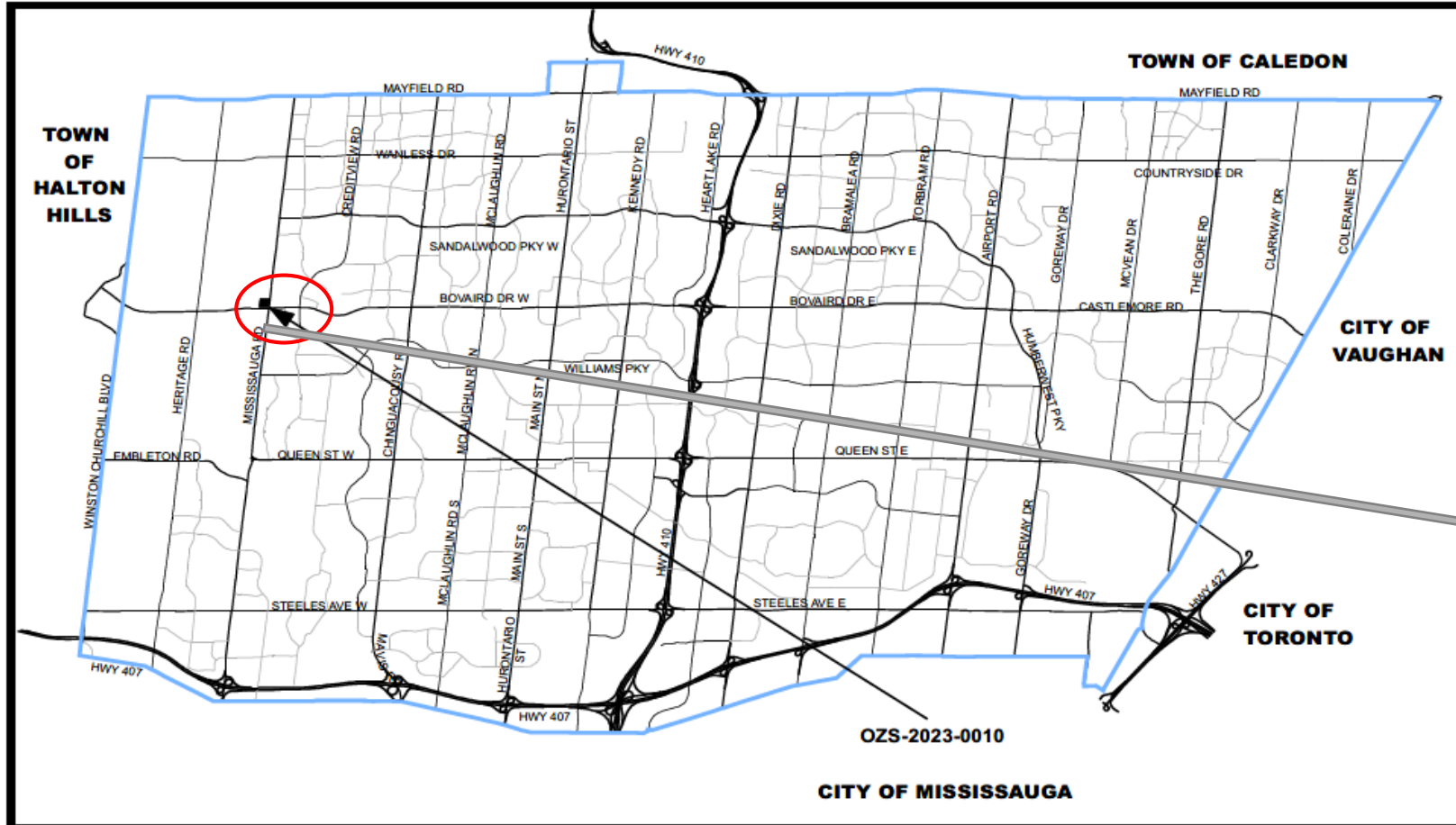
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REGIONAL COUNCILLOR: MICHAEL PALLESCHI

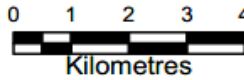

REGIONAL COUNCILLOR: NAVJIT KAUR BRAR



LOCATION OF SUBJECT PROPERTY



 **BRAMPTON**
Flower City
brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT



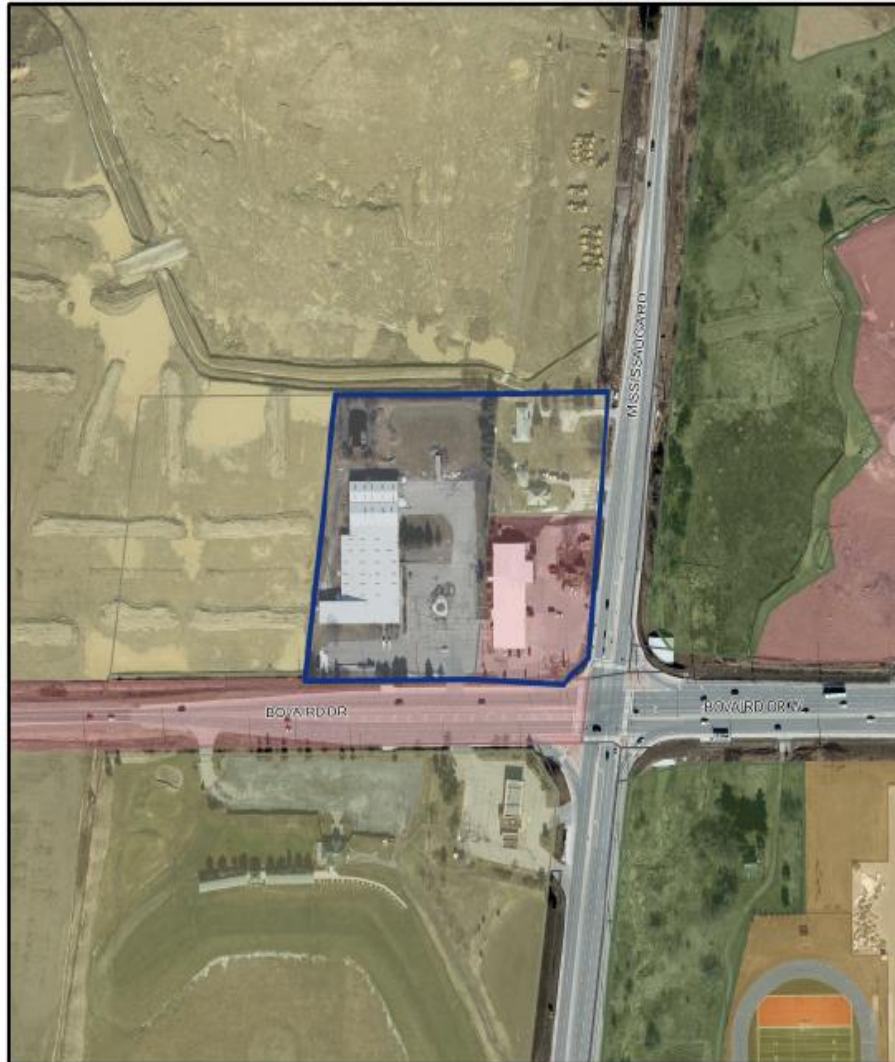
0 1 2 3 4
Kilometres

CITY FILE: OZS-2023-0010
PUBLIC MEETING: October 23, 2023

AREA CONTEXT



SITE CONTEXT



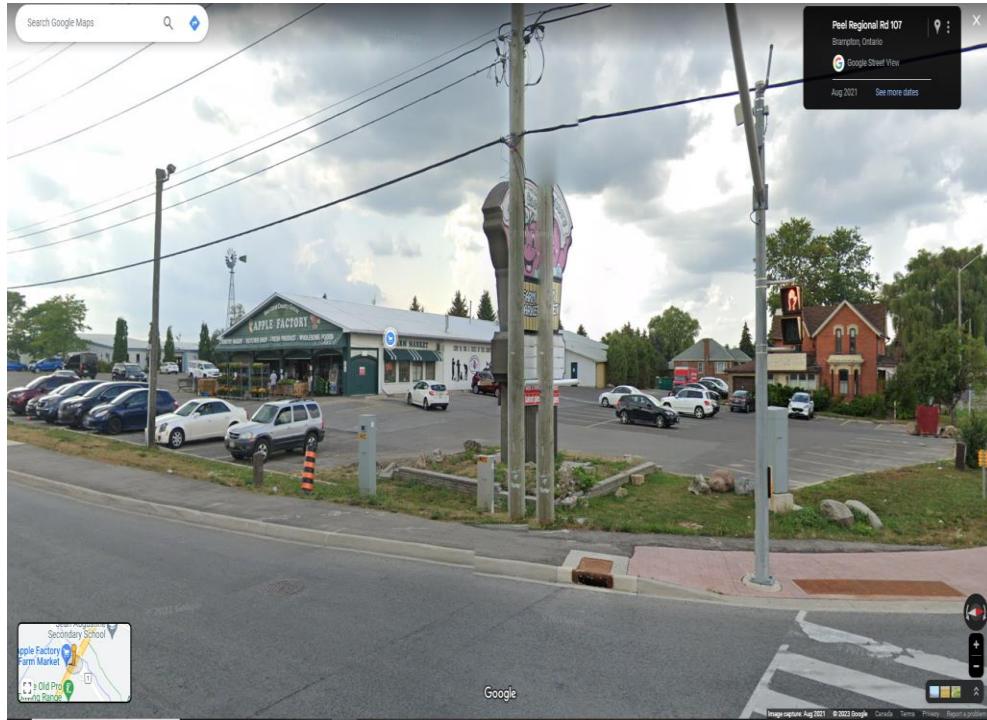
- North:** Draft approved plan of subdivision (low-high density mixed-use, public school, office uses)
- South:** Bovaird Drive, Petro Canada gas station, The Old Pro Driving Range
- East:** Mississauga Road, natural heritage area, draft approved plan of subdivision (low/medium/high density residential uses)
- West:** Draft approved plan of subdivision (low-high density mixed-use, public school, office uses)



Aerial Photo



Site Photo



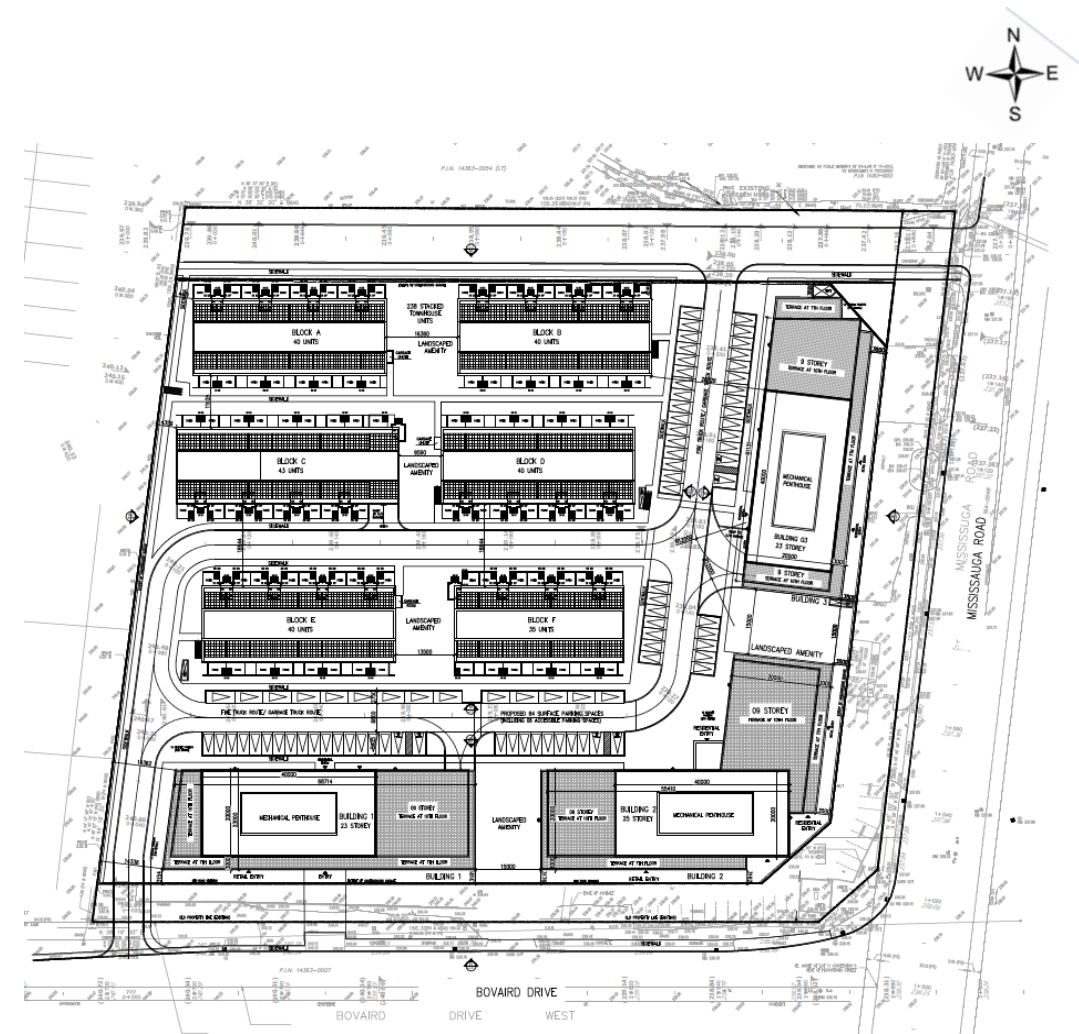
View looking north-west, from Bovaird Drive

DEVELOPMENT PROPOSAL

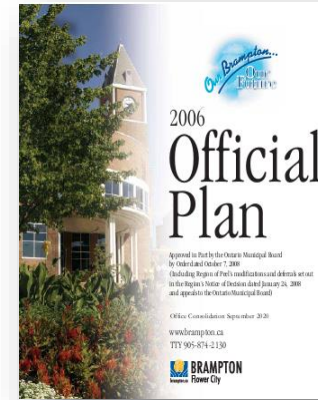
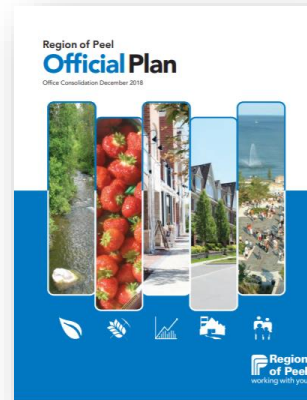
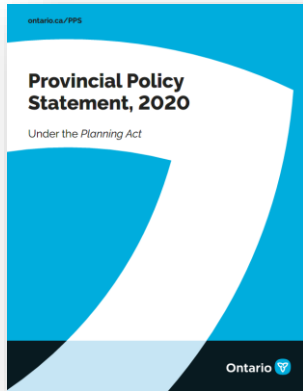
An Application to Amend the Official Plan & Zoning By-law:

To facilitate mixed use development comprising:

- three 23-25 storey buildings (1,064 units)
- 3,691 sq. m. of retail use at grade
- Four-storey stacked townhouses (238 units)
- 344 vehicular, 179 bike parking spaces
- Public road



PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

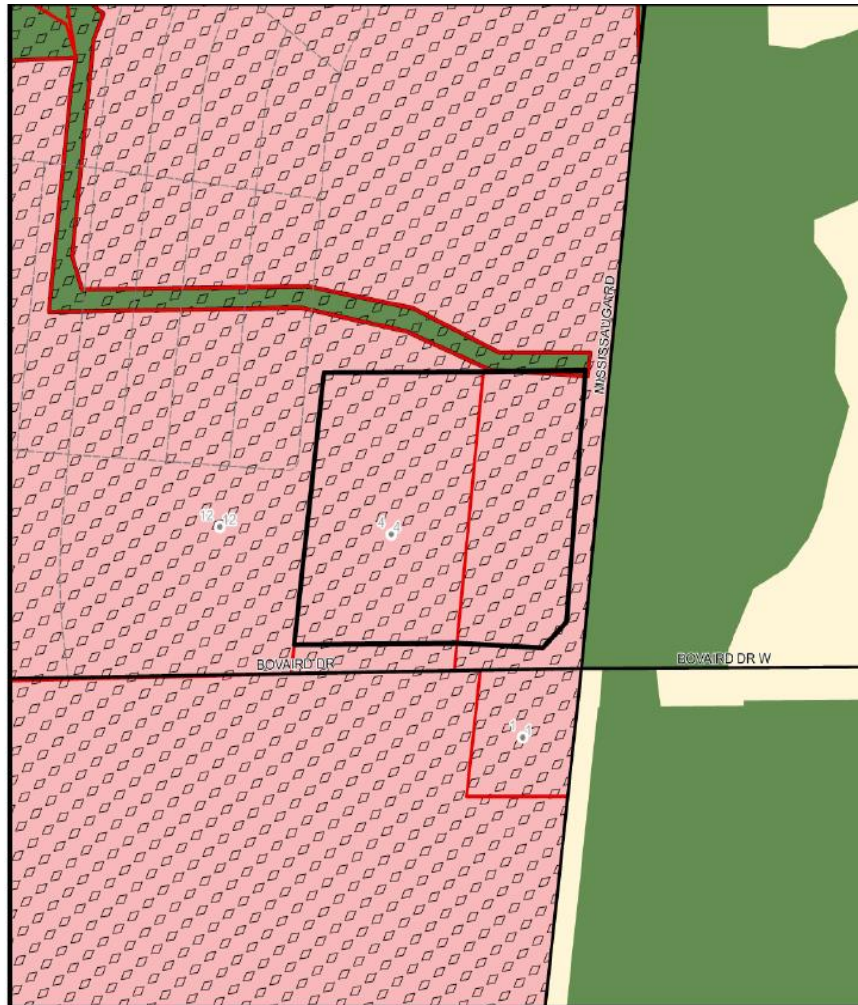
- The Planning Act
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- Region of Peel Official Plan
- City of Brampton Official Plan
- Mount Pleasant Secondary Plan Area 51

Also following the principles of:

- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



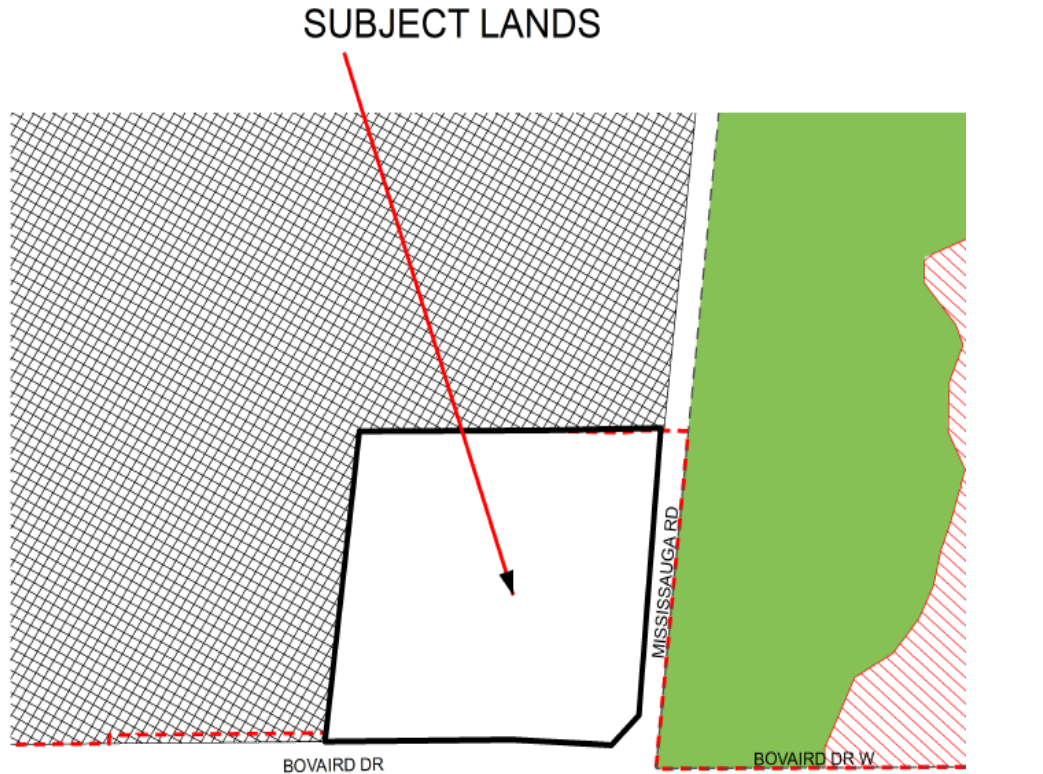
- **OP Land Use Designation:** ‘Northwest Brampton Urban Development Area’, ‘Designated Greenfield Areas’ in Schedule 1 City Concept; and ‘Corridor Protection Area’, ‘Special Policy Area 4’ in Schedule A General Land Use Designations

- **Permitted uses:**
The Special Policy Area 4 allows the existing farm related industrial/retail uses on these lands.

An amendment to the Official Plan is required to facilitate the proposed development.



CURRENT PLANNING CONTEXT: SECONDARY PLAN



Mount Pleasant Secondary Plan (Area 51)

Land Use Designation: 'Osmington Special Policy Area (Mixed Use Centre)'. Permitted uses to be determined through an OPA. Land use also subject to certain Heritage Heights Secondary Plan policies.

- An amendment to the Secondary Plan is required to facilitate the proposed uses.

NATURAL HERITAGE SYSTEM

■ NATURAL HERITAGE SYSTEM AREA

RESIDENTIAL

■ LOW / MEDIUM DENSITY

■ MEDIUM DENSITY

INSTITUTIONAL

Ⓚ-5 Public Junior Elementary School Site

Ⓜ-8 Public Senior Elementary School Site

ⓈE Separate Elementary School Site

Ⓢ Public Secondary School Site

ⓈP Separate Secondary School Site

RETAIL

▨ District Retail

CR Convenience Retail

NR Neighbourhood Retail

MVC Motor Vehicle Commercial

▨ Area Subject to this Amendment

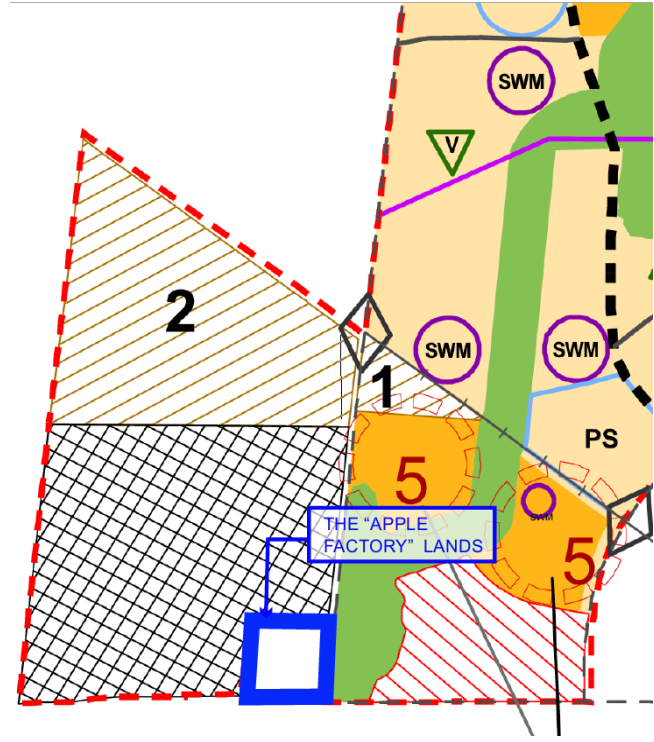
▨ Osmington Special Policy Area (Mixed Use Centre)



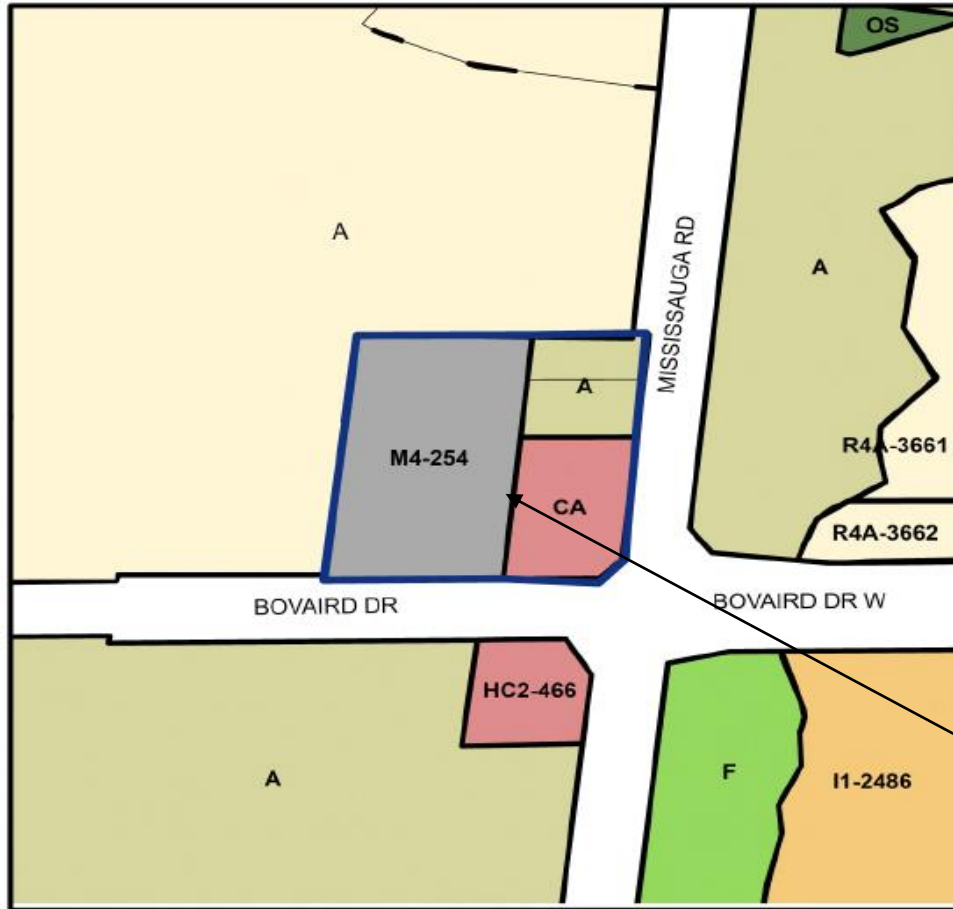
CURRENT PLANNING CONTEXT-OFFICIAL PLAN AMENDMENT

The Official Plan amendment will re-designate the property from 'Northwest Brampton Urban Land Development Area' to 'Community Areas', remove 'Special Policy Area 4', and amend the Mount Pleasant Secondary Plan Area 51 to re-designate the lands to 'Residential – High Density and Mixed-Use' designation'.

Proposed Zone	Highlight of proposed Zone
'Residential – High Density and Mixed-Use'	<ol style="list-style-type: none"><li data-bbox="662 578 1312 792">1. Permitted uses: apartments, townhouse units, live/work units, seniors' residences, retail / office /restaurant commercial uses.<li data-bbox="662 863 1312 1021">2. Permitted building height: a minimum height of 4 storeys, a maximum height of 35 storeys.<li data-bbox="662 1092 1312 1192">3. A maximum density of 650 units per net residential hectare



CURRENT PLANNING CONTEXT: ZONING BY-LAW

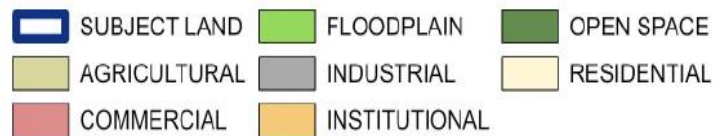


Current Zoning:

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

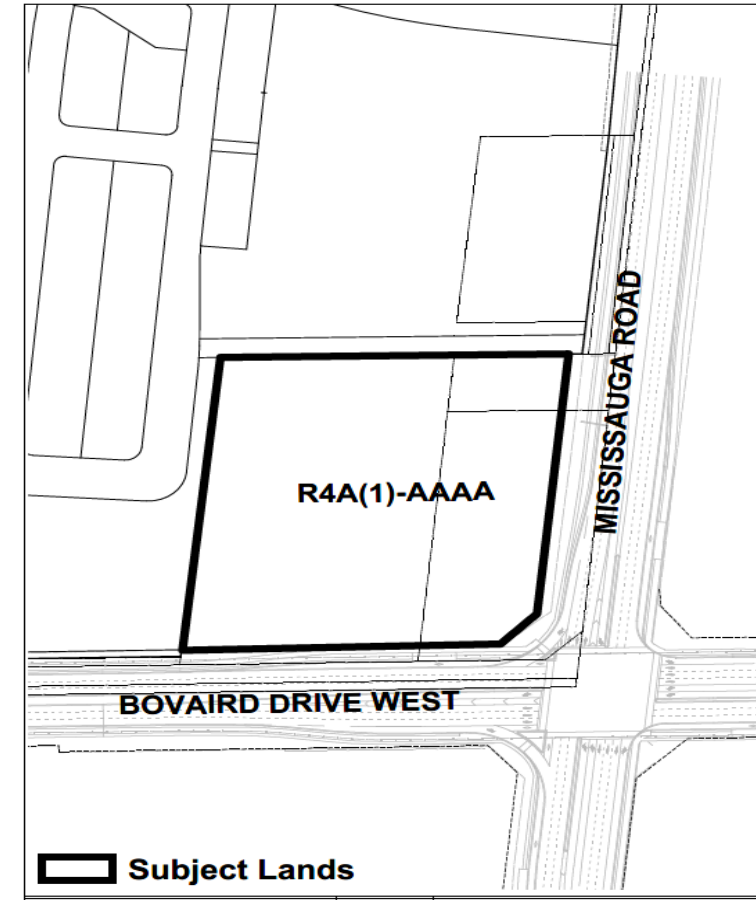
- **Land Use Permissions:** Proposed use is not permitted.
- An amendment to the Zoning By-law is required.

Subject Lands

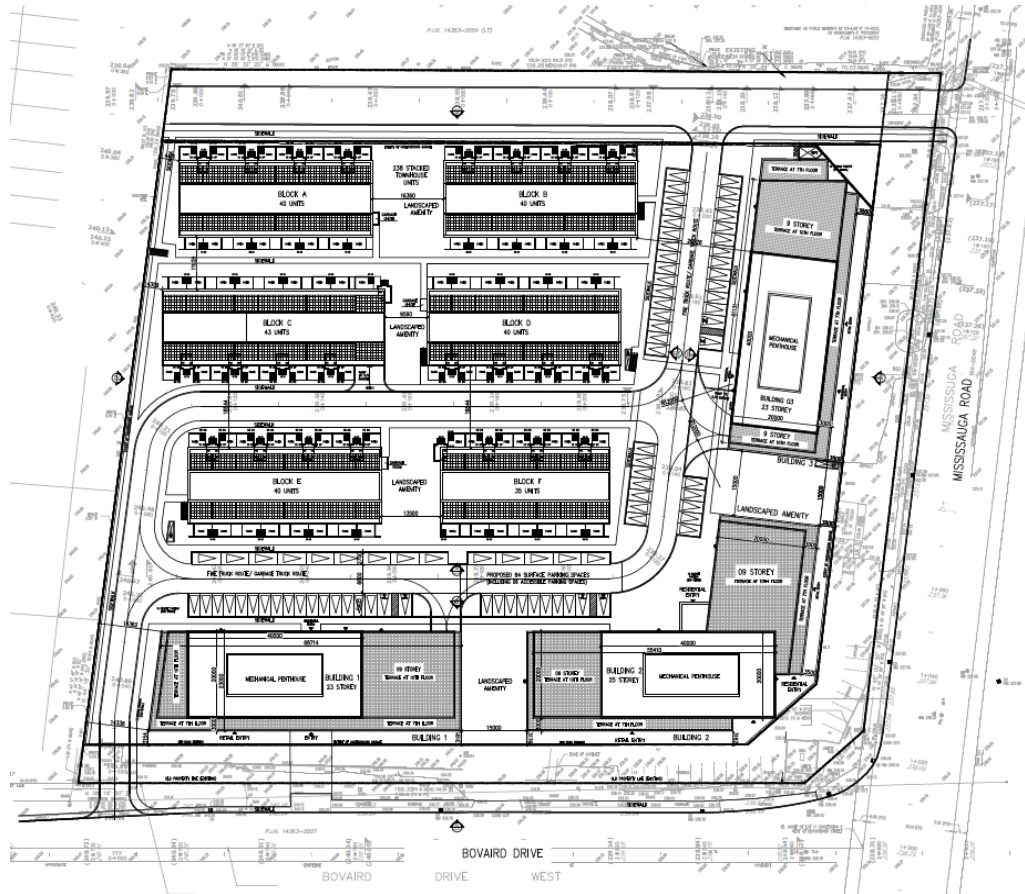


PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
'Residential Apartment A (1)' zone	<ul style="list-style-type: none">• Residential uses including apartments, stacked townhouses• Commercial uses• Site specific standards and permissions



KEY ISSUES / CONSIDERATIONS



- Amount of non-residential uses (i.e. office, medical office, retail) sufficient to create a complete community. Market Impact Assessment requested.
- Coordination with the adjacent plan of subdivision that is draft approved that abuts this property to the west and north to ensure local public road alignment and other technical matters.
- Confirmation of planning process to accommodate the proposed public local road: plan of subdivision or site plan approval with municipal services agreement.
- Documentation, salvage, and interpretation of the existing heritage resource at 10020 Mississauga Road.
- Urban Design Review Panel review of the proposed high-rise building
- Need to reduce surface parking

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application |

Circulation to commenting departments and agencies

Notice of statutory Public Meeting

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

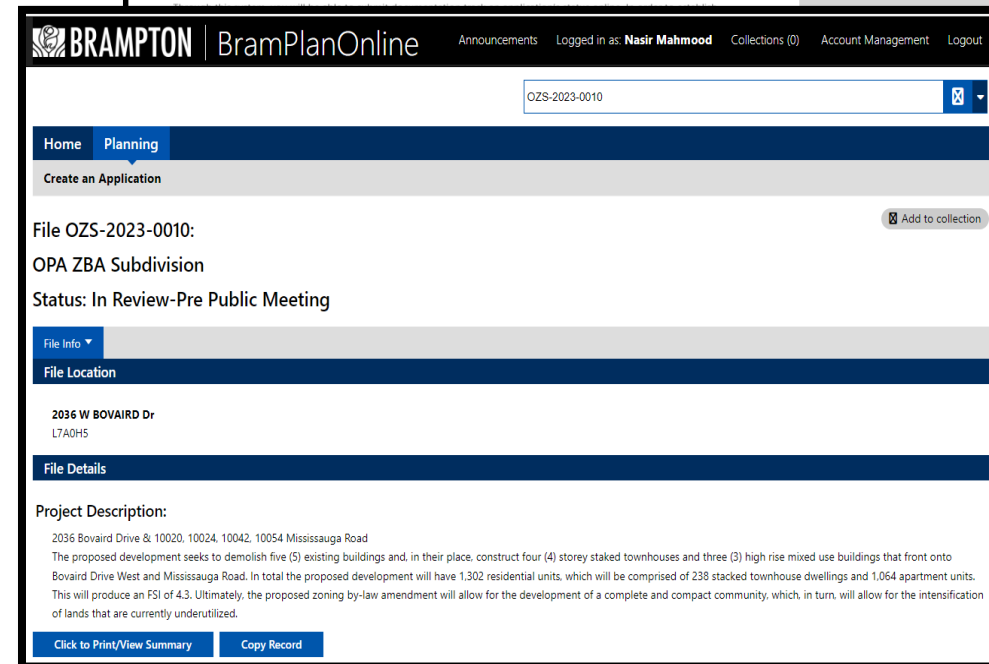
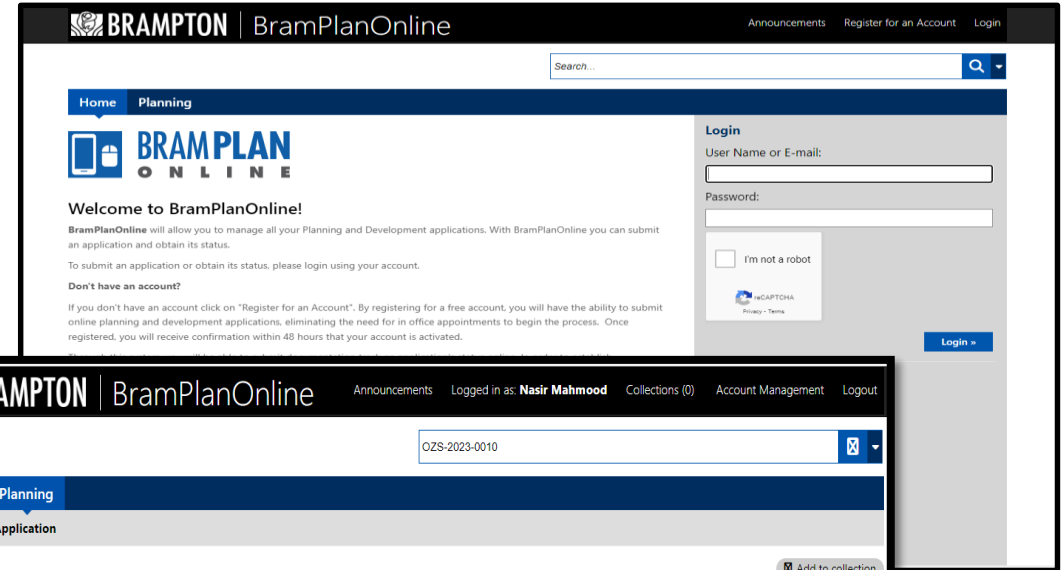
Appeal Period

ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0010**.
3. On the [OZS-2023-0010 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



CONTACT INFORMATION

The 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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nasir.mahmood@Brampton.ca

- **Applicant information:**

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Corbett Land Strategies Inc.
alicia@corbettlandstrategies.ca

Thank you!