

Apple Factory - 2036 Bovaird Drive & 10020, 10024, 10042, 10054 Mississauga Road

**Application to Amend the Official Plan and Zoning By-law
City of Brampton File: OZS-2023-0010**

Planning & Development Committee
Monday, October 23, 2023

GLEN ROUGE HOMES

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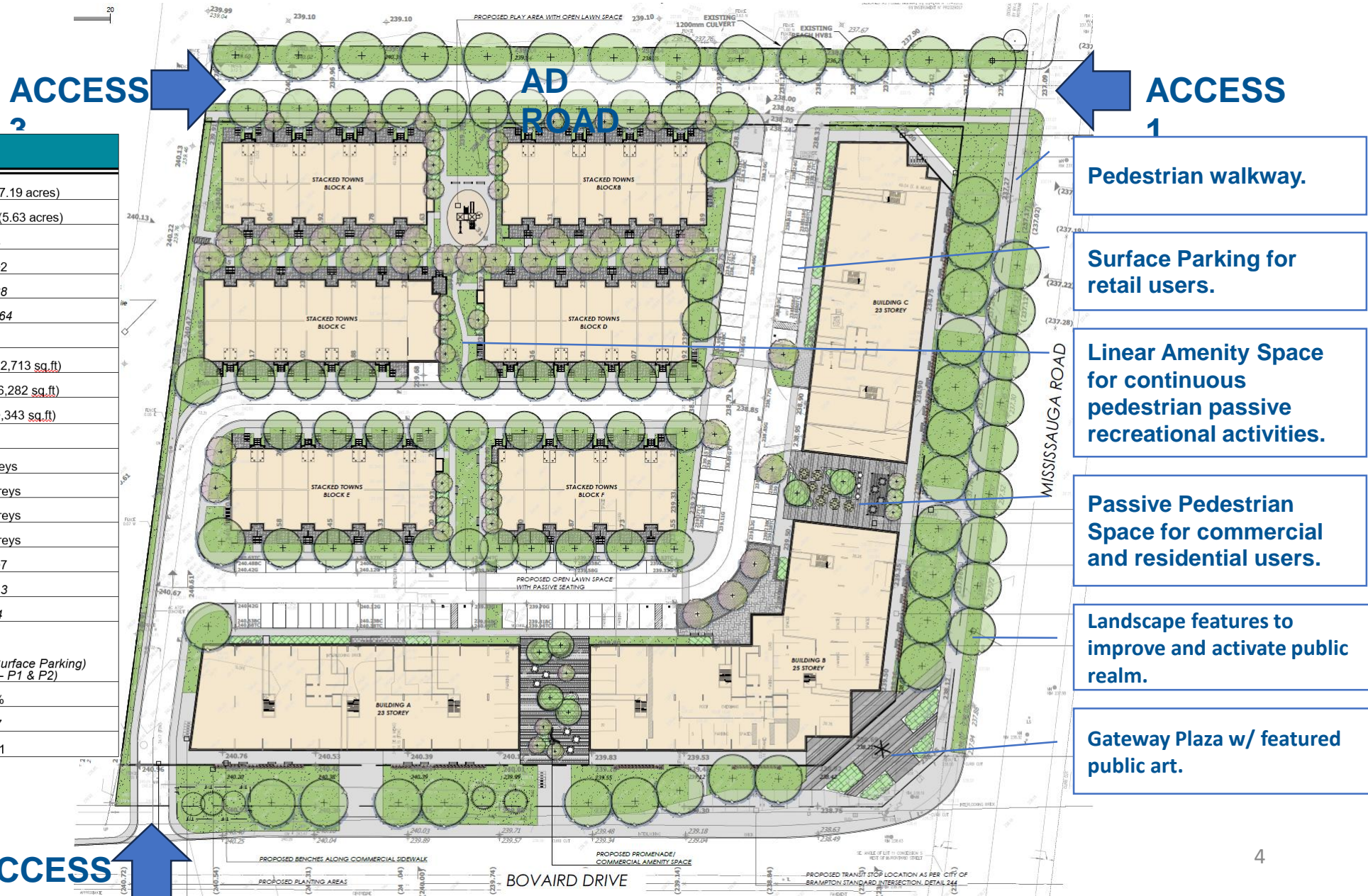
Location and Description



- Located at the north-west corner of the Mississauga Road and Bovaird Drive intersection.
- Total site area of 2.91 hectares (7.91 acres) Frontage of approximately 166 metres onto Bovaird Drive and 153 metres onto Mississauga Road.
- The property currently has five (5) existing buildings including a storage facility, the Apple Factory farm market, and residential dwellings.
- The immediate abutting properties are characterized primarily by undeveloped lands, a gas station, and a golf driving range.

Apple Factory – Proposed Mixed-Use Development : Concept Plan

Site Statistics	
Site Area	2.9 hectares (7.19 acres)
Developable Area	2.28 hectares (5.63 acres)
FSI	4.3
Total Residential Units	1,302
Stacked townhouses	238
Condo	1,064
Retail Space	
Building 1	1,181 sq.m. (12,713 sq.ft)
Building 2	1513 sq.m (16,282 sq.ft)
Building 3	961 sq.m (10,343 sq.ft)
Proposed Building Height	
Stacked Townhouses	4-storeys
Building 1	23-storeys
Building 2	25-storeys
Building 3	23-storeys
Parking Proposed	1,507
Residential	1,313
Retail	194
Parking levels	2
	(Retail – P1 and Surface Parking) (Residential – P1 & P2)
Landscape Area	57%
Density (uph)	447
Projected Population Yield	2821



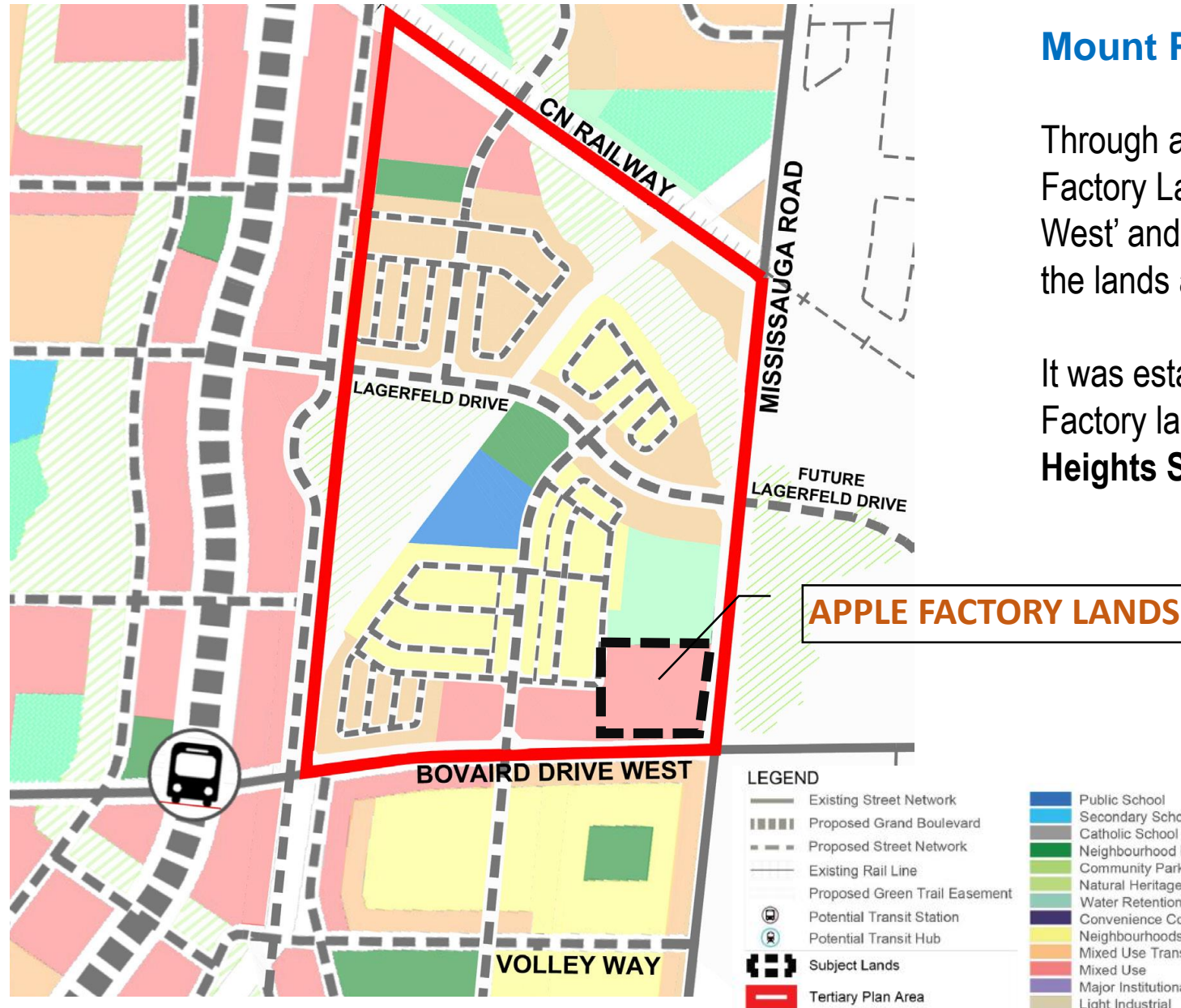
Apple Factory – Proposed Mixed-Use Development



Apple Factory – Proposed Mixed-Use Development



Area 52 - Heritage Heights Secondary Plan



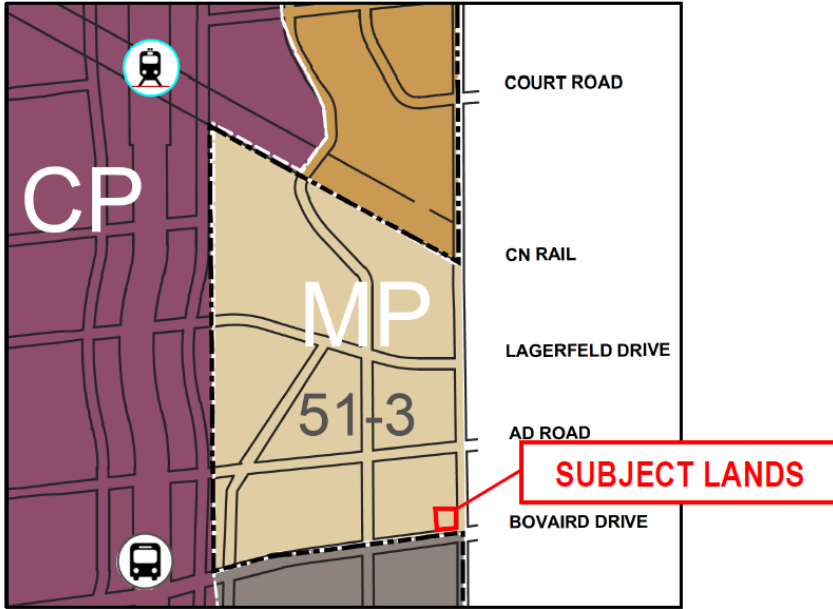
Mount Pleasant Secondary Plan (Area 51)

Through a city staff initiated Official Plan Amendment, the Apple Factory Lands were removed from Area 52 - 'Mount Pleasant West' and add them to Area 51 'Mount Pleasant' and designate the lands as Osmington Special Policy area.

It was established in the OPA that the development of the Apple Factory lands will adhere to the policies in **Area 52 – Heritage Heights Secondary Plan**.

Area 52 - Heritage Heights Secondary Plan

Schedule 52-2 Precinct Areas



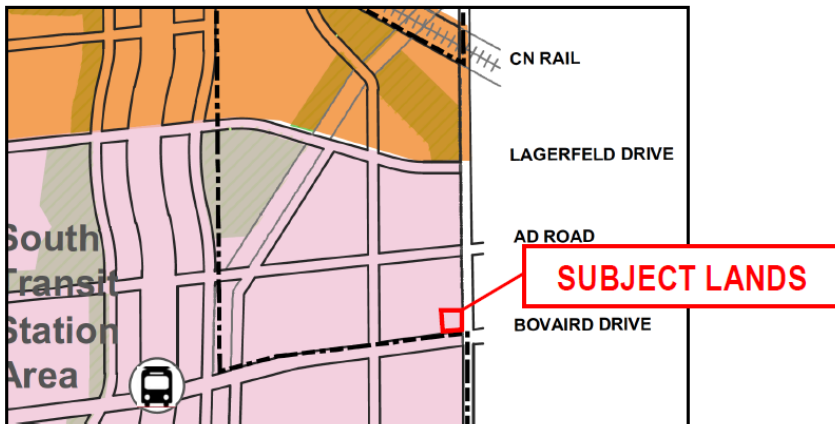
Mount Pleasant Precinct/ Block Plan 51-3

- The lands will be planned congruently with Heritage Heights.
- Mount Pleasant Heights Precinct/ Block Plan 51-3 will be largely developed as a high-density, transit-supportive, walkable mixed-use area, defined by medium and high-rise buildings.

South Transit Station Character Area

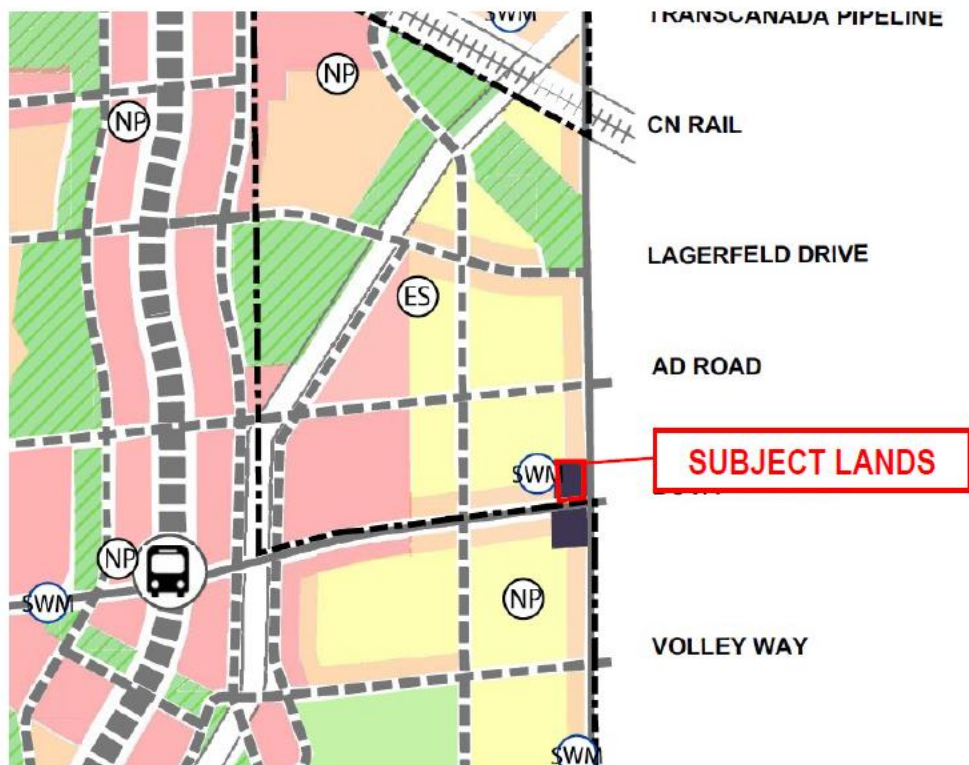
- The South Transit Station Area will include a range of residential uses and built forms, ranging from areas with low-rise to mid-rise buildings, transitioning to mixed-use mid-rise and tall buildings, as appropriate. Buildings will front and take its address from The Grand Boulevard, planned transit hub located at the intersection of The Grand Boulevard and Bovaird Drive West and the existing Mount Pleasant GO Station.

Heritage Heights Character Areas



Area 52 - Heritage Heights Secondary Plan

Schedule 52 - 7 Land Use Structure



- Community Parks
- Mixed Use Area 'A' - Major Institutional
- Mixed Use Area 'B'
- Mixed Use Area 'C' - The Grand Boulevard
- Mixed Use Transitional
- Neighbourhoods
- Light Industrial

Mixed Use Areas 'C' – Edges

- To have limited range of Convenience Commercial, residential and institutional uses,
- To be developed with primarily mixed use, in the form of medium and high-rise buildings and street-oriented townhouses while allowing for retail, service and office uses.
- The provision of single-use residential or non-residential development will be limited to lands designated.

Preconsultation Meeting: April 6, 2022

- We received staff support regarding height and density.
 - The intersection of Bovaird Drive West and Mississauga Road are identified as a Gateway location, which permits heights up to 25 stories.
- The South Transit Station Area Character Area is intended to be developed with higher densities to maximize multi-modal transportation and are to be designed as centre of activities.

Conclusion

The proposed high-density mixed-use developments maintains the purpose and intent of the provisions within the Heritage Heights Secondary Plan.

The proposed development represents an **intensification** of underutilized lands that will contribute to the development of a **complete and compact built form community**. The proposed development will be **transit-supportive** and **will foster the community character** in the area. Lastly, the proposed mix residential units will provide for an appropriate mix of housing forms, type, tenure, size, and price ranges that will assist the City of Brampton's housing needs.



CORBETT LAND STRATEGIES INC.

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Thank You!
