



Report
Staff Report
 The Corporation of the City of Brampton
 6/17/2024

Date: 2024-05-30

File: OZS-2024-0009

Subject: **RECOMMENDATION REPORT**
 Application to Amend the Zoning By-law and Official Plan
(To Facilitate the Development of three Industrial Buildings & one 4-storey Office Building)
Mainline Planning Services Inc. – 7835 Mississauga Road Holdings Inc.
 7835 Mississauga Road
 Ward: 6

Contact: Arjun Singh, Planner, Development Services & Design, Planning, Building and Growth Management

Mana Zavalat, Manager, Development Services & Design, Planning, Building and Growth Management

Report number: Planning, Bld & Growth Mgt-2024-503

RECOMMENDATIONS:

1. That the report from Arjun Singh, Development Planner, Development Services to the Planning and Development Committee of June 17, 2024, re: **Recommendation Report**, Application to Amend the Zoning By-Law and Official Plan, **Mainline Planning Services Inc. c/o 7835 Mississauga Road Holdings Inc.**, 7835 Mississauga Road, Ward 6, be received;
2. That the application for an Amendment to the **Zoning By-law and Official Plan** submitted by **Mainline Planning Services Inc.**, on behalf of **7835 Mississauga Road Holdings Inc.** (File: OZS-2024-0009) 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 amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report, be adopted;
4. That the amendment to the Official Plan, generally in accordance with the attached Attachment 11 to this report, be adopted; and

5. That no further notice or public meeting be required for the attached Zoning By-law Amendment and Official Plan Amendment pursuant to Section 34 (10.4) and Section 22 (6.1) of the Planning Act, R.S.O., as amended.

OVERVIEW:

- This application to amend the Official Plan and Zoning By-Law will permit the development of three 1-storey Industrial Buildings and one 4-storey Office Building.
- The property is designated '*Office*' on Schedule A General Land Use Designations of the Brampton Official Plan. The property is designated '*Office Centre*' in the Bram West (Area 40c) Secondary Plan. An Amendment to both the Official Plan and Secondary Plan is required to facilitate the proposal. The draft Official Plan amendment is attached as Attachment 11.
- The property is zoned '*Office Commercial*' (OC) – Special Section 2031 and '*Open Space*' (OS) – Special Section 2032 as per Zoning by By-law 270-2004, as amended. An amendment to the Zoning By-Law is required to permit the development and proposed uses. The draft Zoning By-Law is attached as Attachment 10.
- Staff are recommending the use of a Holding Provision in the Zoning By-law to facilitate the orderly and phased development of the subject property. Conditions associated with the Lifting of the H includes the submission of a satisfactory Functional Servicing Report (FSR), Ecologists Letter of Opinion, Urban Design Brief (UDB) and Traffic Impact Study (TIS) for the subject site.
- A Statutory Public Meeting for this application was held on April 22, 2024. No members of the public were present to delegate on this item. Additionally, no written submissions were received by members of the public. Details of the Statutory Public meeting are included in Attachment 8 of this report.
- The proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region and Brampton Official Plan.
- The proposal is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. The proposal will facilitate an economy that thrives with communities that are strong and connected.

BACKGROUND:

A Pre-Consultation application for the subject proposal was submitted on April 4, 2023, and a Pre-Consultation Meeting was held on June 6, 2023, where staff identified the submission requirements and provided the applicant with a Pre-Development Application Checklist outlining the required reports and studies.

Mainline Planning, on behalf of 7835 Mississauga Road Holdings Inc. submitted an application to amend the Zoning By-law and Official Plan on March 14, 2024. The application was deemed complete in accordance with the requirements of the *Planning Act*, and a formal Notice of Complete Application was issued on March 22nd, 2024.

A Statutory Public Meeting for this application was held on April 22nd, 2024. No members of the public were present to delegate on this item and no written submissions were received from members of the public. Details of the Statutory Public meeting are included in Attachment 8 of this report.

CURRENT SITUATION:

Proposal (Attachment 1):

A proposal to amend the Zoning By-law and Official Plan has been filed with the City to develop the subject property municipally addressed as 7835 Mississauga Road, and located on the east side of Mississauga Road, south of Steeles Avenue West. The proposal seeks to permit the development of three 1-storey Industrial buildings & one 4-storey office building.

Details of the proposal are as follows (please refer to Attachment 1):

- Total site area: 54,798 sq.m or 5.47 ha
- Total Built Form GFA: 22,383 sq.m GFA
 - 3 Small Bay Industrial Buildings (17,473 sq.m. GFA)
 - A 4-storey office building (4,910 sq.m. GFA)
- Vehicular access is proposed through multiple entry points along Mississauga Road
- Total Vehicular Parking: 472 spaces
- Total Bicycle Parking: 40 spaces
- Total Landscaped Area: 11,233 sq.m or 20.5% of Total Site Area
- Lot Coverage: 31.7%

Property Description and Surrounding Land Use (Please refer to Attachment 6):

The lands have the following characteristics:

- Municipally known as 7835 Mississauga Road;

- located on the east side of Mississauga Road, south of Steeles Avenue West;
- have a total gross site area of approximately 5.47 hectares;
- have a frontage of approximately 392 metres along Mississauga Road;
- is currently vacant;
- there is currently no legal access to the site;

The surrounding land uses are described as follows:

North:	Valley lands (Open Space), and commercial uses, beyond which is Steeles Avenue West
South:	Streetsville Glen Golf Course (Commercial), beyond which is Hallstone Road, further beyond is the 407 Highway
East:	Levi Creek Valley Corridor (Open Space), beyond which is low-rise residential in the form of Single detached dwellings
West:	Existing Industrial & Office uses & Edgeware Road

Application to Amend the Official Plan:

The subject property is designated as 'Office' on Schedule A – General Land Use Designation on the Brampton Official Plan. The subject lands are also a part of the Mississauga Road Corridor (Bram West) and are subject to the policies of Section 4.4.4.

The proposal seeks to amend the Official Plan by requesting the following:

- Amend the Official Plan by adding the following text under Section 4.4.4.1 so that it reads:

“4.4.4.1 The Mississauga Road Corridor Office Centre in Bram West is planned to attract the following uses between Highway 407 and Steeles Avenue West and will be based on a high standard of urban design in accordance with the Urban Design Section of this Plan:

 - i. Office and research and development uses;
 - ii. Limited high-performance prestige industrial uses;
 - iii. Hotels, and conference/convention centers; and,
 - iv. Limited accessory retail and service commercial uses that provide support to the adjacent employment areas.

- v. Opportunities for other employment uses that support and are complementary to the development of uses as noted above may be considered on a site-specific basis, whereby the overall intent of the Mixed-Use and Office Centre designations are maintained.”

The subject property is also within the Bram West Secondary Plan (Area 40c) and is designated ‘Office Centre’ on Schedule 40(a). The proposal seeks to amend the Secondary Plan

- changing the land use designation of the site on Schedule SP40a of Chapter 40(c) of Part II: Secondary Plans from “Office Centre” to “Prestige Industrial”.

Further details regarding the proposed Official Plan amendment can be found in Attachment 11 of this report.

Application to Amend the Zoning By-law:

The subject property is currently zoned ‘Office Commercial’ (OC) – Special Section 2031 and ‘Open Space’ (OS) – Special Section 2032, as per Zoning By-law 270-2004, as amended. Within the Office Commercial designation, permitted uses include offices, development facilities, hotels, conference centers, and accessory uses. However, a Zoning By-law amendment is required to permit the proposed development and uses.

The proposed Zoning By-law Amendment will rezone the subject lands to ‘Office Commercial’ (OC) – Special Section 2031, ‘Office Commercial’ (OC) – Special Section XXXX and ‘Open Space’ (OS) – Special Section 2032. The special sections will include performance standards to regulate building height, building setbacks, and permitted uses and other items as attached in Attachment 10 to this report. Staff are also recommending the use of a Holding Provision to facilitate the orderly and phased development of the subject property.

Requirements included in the Holding Provision of the Draft Zoning By-Law

Staff are recommending the use of a ‘Holding (H)’ provision on the subject lands as the proposed land use is supported, however additional technical work is required, to address:

- servicing infrastructure (including water, wastewater and stormwater);
- its integration with the adjacent Natural Heritage System (NHS) (Levi Creek) to ensure that the development will not negatively impact the NHS;
- traffic access matters to demonstrate access arrangements for interim and ultimate scenarios of the development.
- a final Urban Design Brief - to ensure that the development contributes to a distinctive gateway character for the Mississauga Road and Steeles Avenue West Corridor.

Applying the H provision will ensure that all technical servicing details are to the satisfaction of City and Regional staff before the new as of right land use permissions apply to this site.

In this regard, each of the following items will need to be satisfied prior to the lifting of the H provision:

- That written confirmation be provided by the City of Brampton's Commissioner of Planning, Building and Growth Management, and the Region of Peel's Commissioner of Public Works that a satisfactory Functional Servicing Report (FSR) supporting servicing for the development has been completed and approved, and is to the satisfaction of the Credit Valley Conservation Authority.
- That written confirmation be provided by the City of Brampton's Commissioner of Public Works, and Region of Peel's Commissioner of Public Works that a satisfactory Traffic Impact Study (TIS) supporting interim and ultimate shared access conditions with the abutting property to the south, is approved, and is in accordance with each municipality's Terms of Reference.
- That an Ecologists Letter of Opinion which clearly outlines that no negative impacts will result onto the adjacent Natural Heritage Feature, is completed in accordance with the City of Brampton Terms of Reference, and has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management.
- An Urban Design Brief is completed in accordance with the City of Brampton Terms of Reference and has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management.

Planning Analysis Summary:

The proposed Zoning By-law and Official Plan amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, as well as the City and Region's Official Plan. The application also has regard for matters of provincial interest under Section 2 of the Planning Act.

The application proposes a change from 'Office Commercial' and 'Open Space' to 'Office Commercial' zones with special sections as well as an expanded 'Open Space' zone to accommodate an updated environmental buffer requirement. The proposed Zoning By-law meets the intent of both municipal and provincial planning policies. The proposed Zoning By-Law Amendment will facilitate the redevelopment of an underutilized site and contribute to the creation of new industrial, commercial, and office uses, thereby enhancing the City's stock.

Additional information with respect to individual policies is provided in Attachment 7 (Detailed Planning Analysis).

Matters of Provincial Interest:

Planning Act, (2020):

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage, and water services, as well as waste management. It ensures the orderly development of safe and healthy communities by supporting employment opportunities in an area planned for such uses, with diverse land uses surrounding the site. The proposal also considers the adjacent Natural Heritage Feature by providing an adequate buffer to the feature and thus protecting it for the long term. Further, the proposed development will offer direct access to current and future transit service while promoting a pedestrian-friendly site design that will encourage active transportation.

Staff are satisfied that the proposed development has regard to matters of provincial interest as set out in Section 2 of the Planning Act.

Provincial Policy Statement (PPS), (2020):

The proposal was reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS).

The proposed development supports livable, healthy communities by representing an appropriate and supportable form development. It promotes efficient development and land use patterns over the long term by providing a development that will connect with municipal infrastructure and services in accordance with Sections 1.1.1, 1.1.3, and 1.6.7.2 of the PPS.

The development proposal will allow for an appropriate and supportable form of development that will promote surrounding transit and active transportation within an area of Brampton that is predominantly built-up and/or occupied by existing industrial/office spaces (S.1.7.1). The proposal considers Section 1.3.1 of the PPS as it provides an appropriate mix and supports a diversified economic base to the industrial, office, and commercial uses in the area to support smaller tenants. The proposed development is in proximity to existing and planned transit corridors along Mississauga Road (BRT/LRT) and Steeles Avenue West, as well as the existing bus route along Mississauga Road located adjacent and across from the subject site. The proposed development also has regard for Section 2.1.1 of the PPS, as the Natural Heritage Feature adjacent to the site will be buffered and the buffer will be conveyed and protected for the long term.

Staff is satisfied that the proposed development is consistent with the applicable sections of the PPS.

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

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for building stronger, prosperous communities by managing growth over the long term. Guiding principles include supporting complete communities, providing a mix of employment opportunities, and prioritizing intensification.

The subject site is located within the 'Built-up Area - Conceptual' within the Growth Plan, in which infrastructure services and public transit are existing. The proposal maintains conformity with Section 2.2.5 of the Growth Plan as it provides efficient use of an underutilized employment parcel in an area in which employment uses are prevalent. A form of higher order transit (BRT/LRT) is envisioned for the Mississauga Road and Steeles Avenue corridor and will support the connection to this employment site along with existing active transportation infrastructure available satisfying Sections 2.2.5.1 (c), 2.2.5.3, and 2.2.5.4 of the Growth Plan. Additionally, the site is in close proximity to the Highway 407 Mississauga Road interchange and contemplates reduced-scale versions of uses such as warehousing and manufacturing which takes advantage of the key location (Section 2.2.5.5). The proposed uses will be entirely enclosed within the buildings, with no outside storage permitted. The proposed site abuts a Natural Heritage System (NHS) area, which will provide a suitable buffer to sensitive residential areas further east, meeting the requirements of Sections 2.2.5.7(c) and 2.2.5.8. Additionally, the proposed commercial and retail uses are designed to support the nearby employment sites, in accordance with Section 2.2.5.16(d).

Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

Region of Peel Official Plan:

The Region of Peel 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 property is within the "Urban System" in Schedule E-1: Regional Structure, and the 'Employment Areas' in Schedule E-4 of the Region of Peel Official Plan.

The proposed Zoning By-law Amendment and Draft Plan of Subdivision conforms to the Regional policies with respect to healthy communities, achieving a mix of land uses in appropriate areas that will optimize the use of underutilized and vacant land, utilize planned infrastructure, and enhancing a variety of employment opportunities within the Region.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Region of Peel Official Plan.

City of Brampton Official Plan:

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The property is designated "Office" on Schedule A – General Land Use Designations of the City of Brampton Official Plan. An amendment to the Official Plan is required.

The proposed Official Plan amendment seeks to expand the uses permitted in the Office Designation, more specifically in the Mississauga Road Corridor (Bram West) where currently warehousing, manufacturing, and assembly uses are not permitted. Further details regarding the implementing Official Plan amendment can be found in Attachment 11.

Brampton Plan 2023:

On November 1st, 2023, City Council adopted the City of Brampton's new Official Plan titled "Brampton Plan", however, at this time the Brampton Plan is not in full force and effect, as the Region of Peel decision on May 9th, 2024 to approve Brampton Plan is still subject to an appeal period. .

The subject site is designated "Employment Areas" and located within a "Town Centre" on Schedule 1A – City Structure. It is also situated along "Corridors" and "Secondary Urban Boulevards" and is designated as "Mississauga Road Corridor" on Schedule 12 – Site and Area Specific Policies.

It is noted that the Brampton Plan eliminates the split designations of 'Office' and 'Industrial' from the current Official Plan, combining them into a single 'Employment Areas' designation.

Under Section 2.2.8.3, the 'Employment Areas' designation permits a variety of employment uses including manufacturing, warehousing, logistics, office, and associated commercial, retail and ancillary uses. Under Section 2.2.8.6, additional uses are permitted, provided they are ancillary to the lands designated as Employment Areas and do not hinder the planned function of the Employment designation. These additional uses include offices associated with the employment uses, such as manufacturing, research and development and warehousing, as well as small-scale restaurants, catering facilities, and small-scale service uses such as courier services, banks, and print shops. Small scale retail uses that are ancillary to and on the same lot as the principal employment use are also permitted. The proposed development seeks to implement uses that would be permitted by way of the expanded Employment Areas designation in Brampton Plan.

Furthermore, it should be noted that through Council Motion PDC080-2024 the wording for the Mississauga Road Corridor Special Policy Area was updated as follows:

“According to Schedule 12 of the new Brampton Official Plan, a section of the Mississauga Road Corridor has been designated a Special Policy Area to support major office development and limit the range of employment uses that would otherwise be permitted by the “Employment” designation. The Mississauga Road Corridor Office Centre permits the following uses:

- I. Office, research and development facilities, lab space and aerospace;
- II. Prestige industrial with no outside storage, including light and clean advanced manufacturing that emphasizes green infrastructure, assembly, innovation and technology;
- III. Hotels, and conference/convention centres;
- IV. Limited retail and service commercial uses that provide support to the permitted employment uses; and
- V. Opportunities for other employment uses that support and are complementary to the development of uses as noted above may be considered on a site-specific basis, whereby the overall intent of the Mixed-Use and Office Centre designations are maintained.”

Given the update to the Special Policy Area, it is envisioned that the area will be able to develop for other employment uses as noted above (including manufacturing, warehousing, logistics, etc.) in a manner that maintains the original intention. The proposed development will include a 4-storey office building, supporting the original vision for the site, while accommodating a limited amount of other land uses permitted by the land use policies, which will help to develop an underutilized parcel. The enacting zoning by-law will place restrictive measures onto the uses not originally envisioned for the area (such as maximum GFA restrictions, and a restriction on outside storage) to ensure that the original intent and gateway distinction character of the area is maintained.

Bram West Secondary Plan (Area 40c):

The proposed development is located within the Bram West Secondary Plan Area 40c and is designated “Office Centre”. The Office Centre designation permits office uses, research and development facilities, ancillary light manufacturing uses, hotels, conference/convention centers, and within which may permit limited accessory retail, and business support services. In addition, open space uses such as parkettes and stormwater management facilities shall also be permitted. Warehousing and distribution uses shall not be permitted on lands designated ‘Office Centre’. As the proposal includes warehousing and expands the permitted uses beyond being ancillary or limited in nature, an amendment is required.

The amendment to the Secondary Plan seeks to re-designate the lands from ‘Office Centre’ to ‘Prestige Industrial’ which is an existing designation within the Secondary

Plan. The permitted uses within the 'Prestige Industrial' designation may include research and development facilities, manufacturing and processing, assembling, packaging, repairing, fabricating, and warehousing facilities, provided that such uses operate within wholly enclosed buildings and any incidental outdoor storage of goods and materials are subject to the locational and screening criteria specified in the implementing zoning by-law.

The implementing zoning by-law will not only provide provisions to restrict outside storage and waste but will also place maximum GFA restrictions on the uses in which are not considered prestige. This ensures the gateway distinction character of the area is maintained, while introducing additional uses to support the development of an underutilized parcel. It should be noted that a standalone office building is contemplated which further supports the Office Centre designation originally envisioned for the site.

Further details regarding the implementing Official Plan amendment can be found in Attachment 11.

City of Brampton Zoning By-law 270-2004

The subject property is zoned 'Office Commercial' (OC) – Special Section 2031 and 'Open Space' (OS) – Special Section 2032 as per Zoning By-law 270-2004, as amended. Office, development facilities, hotels, conference centers and accessory uses are permitted within the Office Commercial designation. A Zoning By-law amendment is required to permit the proposed development and uses.

The proposed Zoning By-law Amendment will rezone the subject lands to 'Office Commercial' (OC) – Special Section 2031, 'Office Commercial' (OC) – Special Section XXXX and 'Open Space' (OS) – Special Section 2032.

The special sections will include performance standards to regulate building height, building setbacks, permitted uses, and other items as detailed in Attachment 10 to this report. Provisions to include maximum GFA restrictions on specific uses have been incorporated in the implementing zoning by-law to ensure an appropriate variety of uses are permitted on site while maintaining the overall distinct prestige character of the area. Staff are also recommending the use of a Holding (H) Provision to ensure that all technical matters relating to servicing and related environmental matters; as well as Traffic matters and some Urban Design details are to the satisfaction of municipal staff.

Staff is satisfied with the proposed Zoning provisions for the development of the lands.

Community Engagement

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands in March 2024, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department / agency comments are attached as Attachment 9 to this report. Notice

signs were placed on the subject lands to advise members of the public that the application had been filed with the city.

A Statutory Public Meeting for this application was held on April 22nd, 2024. There were no members of the public in attendance to speak to this item at the statutory public meeting. No letters of written correspondence were received from members of the public.

Details of the Statutory Public Meeting are included in Attachment 8 of this report.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications associated with this report. 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.

STRATEGIC FOCUS AREA:

The application is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. This development proposal will facilitate the development of underutilized lands and will assist in growing of Brampton's economy by helping to create complete communities that are strong and connected.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'

CONCLUSION:

Staff is satisfied that the proposed Zoning By-law amendment represents good planning, because it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the general principles of the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 10 respectively as the following criteria have been met:

- the proposed development takes advantage of an underutilized site to provide a development that is aligned with the applicable policies;

- the proposed development precludes development on lands within the City's open space network;
- as confirmed through the circulation of the applications, all financial and technical requirements have been addressed.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

Authored by:

Reviewed by:

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Allan Parsons, MCIP, RPP
Director,
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Approved by:

Approved by:

Steve Ganesh MCIP RPP
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City of Brampton

Attachments:

- Attachment 1 – Draft Plan of Subdivision
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning By-law 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 Zoning By-law Amendment
- Attachment 11 – Draft Official Plan Amendment
- Attachment 12 – Sustainability Score and Summary