

Date: 2020-11-03

Subject: **RECOMMENDATION REPORT: Application to Amend the Zoning By-Law (To permit two hotels, a banquet hall, and office/retail uses) 1942411 ONTARIO INC. – HENRY CHIU ARCHITECT LIMITED 2009 Steeles Avenue West & 7920 Mississauga Road South-west corner of Mississauga**

Contact: Nasir Mahmood, Development Planner, Development Services, (nasir.mahmood@brampton.ca) or 905-874-2094, and Cynthia Owusu Gyimah, Acting Manager, Development Services, (Cynthia.OwusuGyimah@brampton.ca) or 905-874-2064

Report Number: Planning, Building and Economic Development-2020-396

Recommendations:

1. **THAT** the report titled: **RECOMMENDATION REPORT**, Application to Amend the Zoning By-Law (To permit two hotels, a banquet hall, and office/retail uses) 1942411 ONTARIO INC. – HENRY CHIU ARCHITECT LIMITED, 2009 Steeles Avenue West & 7920 Mississauga Road, South-west corner of Mississauga Road and Steeles Avenue West, Ward: 6, File: T05W15.004, to the Planning and Development Committee Meeting of December 07, 2020, be received;
2. **THAT** the application to amend the Zoning By-law, submitted by Henry Chiu Architect Limited on behalf of 1942411 Ontario Inc., Ward: 6, File T05W15.004, 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 for the reasons set out in this report;
3. **THAT** the amendment to the Zoning By-law, generally in accordance with Appendix 10 of this report, be adopted.

4. **THAT** no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Overview:

- This application to amend the Zoning By-law has been submitted to permit the development of the subject lands for a mixed-use complex consisting of two hotels, a banquet hall, and an office tower with retail at grade.
- The property is designated “Office”, “Industrial”, and “Open Space” in the Official Plan, and “Office Centre”, “Valley Land”, “Primary Gateway”, and “Prestige Industrial” in the Bram West Secondary Plan (Area 40b). An amendment to the Official Plan is not required.
- The property is zoned “Agricultural (A)” and “Floodplain (F)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed uses.
- A Statutory Public Meeting for this application was held on November 19, 2018. No member of the public attended the Public Meeting. Details of the Statutory Public Meeting are included in Appendix 8 of this report.
- This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan, and the City of Brampton Official Plan.
- The proposal is consistent with the “2019-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.

Background:

This application was submitted by Henry Chiu Architect Limited on behalf of 1942411 Ontario Inc. It was reviewed for completeness and found to be complete in accordance with the *Planning Act*, and Notice of Complete Application was issued on August 28, 2018. A statutory Public Meeting for this application was held on November 19, 2018. The initial proposal was for the development of the property for two hotels and two banquet halls, to be developed in two phases. The proposal was subsequently revised to propose two hotels, a banquet hall and an office tower containing retail at grade, to conform to the Official Plan policy.

Current Situation:

Proposal (Refer to Appendix 1 and 1A):

The applicant is proposing to amend the Zoning By-law to permit two hotels, a banquet hall, and an office tower with retail at grade.

Details of the proposal are as follows:

- Two 7 storey hotels, each with a gross floor area of approximately 6,212 square metres (66,865 square feet);
- A single storey banquet hall with a gross floor area of approximately 3,659 sq. metres (39,385 Sq. feet);
- A 10 storey office building with a gross floor area of approximately 8,705 sq. metres (93,700 sq. feet), including a retail component on the ground floor with a gross floor area of 990 sq. metres (10,656 sq. feet);
- A total of 834 parking spaces, including 254 surface parking spaces, 112 parking spaces in a parking deck, and 468 underground parking spaces;
- Two accesses; one located at the north-west corner from Steeles Avenue West, and another at the south-east corner from Mississauga Road;
- The existing dwelling located at the northeastern corner of the property is proposed to be retained, and is not part of the proposed development.

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

The lands have the following characteristics:

- are located on the south side of Steeles Avenue West, and west side of Mississauga Road;
- are comprised of two properties, known municipally as 2009 Steeles Avenue West, and 7920 Mississauga Road;
- have a site area of approximately 5.25 hectares (12.97 acres); and,
- have a frontage of 192 metres (629.9 feet) along Mississauga Road, and 291 metres (954.72 feet) along Steeles Avenue West.

The surrounding land uses are described as follows:

- North: Steeles Avenue West, beyond is Canon Canada's corporate headquarters and a stormwater management pond;
- South: Industrial warehouse;
- East: Mississauga Road, beyond are valleylands and vacant lands subject to an Application to Amend the Zoning By-law to permit retail, office and hotel uses (City File: T04W15.027); and,
- West: Industrial warehouse buildings.

Summary of Recommendations

This report recommends that Council enact the Zoning By-law amendment attached as Appendix 10.

Planning Analysis Summary:

The proposed Zoning By-law amendment 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's Official Plan. The proposal also conforms to the City of Brampton's Official Plan, and has regard to matters of provincial interest as set out in Section 2 of the *Planning Act*.

A detailed planning analysis is included in Appendix 7.

Planning Act

Matters of Provincial Interest

This development proposal has regard to the following matters of Provincial interest as set out in Section 2 of the *Planning Act*:

- *the orderly development of safe and healthy communities;*
- *the adequate provision of employment opportunities;*
- *the protection of ecological systems, including natural areas, features and functions;*
- *the protection of the financial and economic well-being of the Province and its municipalities;*
- *the adequate provision and distribution of education, health, social, cultural and recreational facilities; and,*
- *the appropriate location of growth and development.*

The subject proposal conforms to the matters of provincial interests in supporting orderly development and appropriate growth, providing for a significant number of job opportunities, providing a mix of office and industrial/commercial uses that are well served with the existing infrastructure, transit and road network, and preserving the natural features of the site.

Provincial Policy Statement

This application is consistent with the Provincial Policy Statement.

Section 1.1.1: Healthy, livable and safe communities are sustained by:

- *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over time;*
- *accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs;*
- *avoiding development and land use patterns which may cause environmental or public health and safety concerns.*

Section 1.1.3.1: Settlement areas shall be the focus of growth and development.

Section 1.1.3.2: Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- *efficiently use land and resources;*
- *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- *prepare for the impacts of a changing climate;*
- *support active transportation;*
- *are transit-supportive, where transit is planned, exists or may be developed;*
and,
- *are freight-supportive.*

Section 1.3.1: Planning authorities shall promote economic development and competitiveness by:

- *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- *encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and,*

- *ensuring the necessary infrastructure is provided to support current and projected needs.*

The current proposal is an efficient and appropriate use of the subject employment lands for a mix of office, industrial and commercial uses, and has regard for the protection of the natural and environmental features, meets the intent of the Provincial Policy Statement. By way of its location at the intersection of two major transit routes and in proximity to Highway 407, it supports active transportation, and is transit and freight supportive. The proposed development will meet the current and future needs of the local industry and community. It relies on the existing infrastructure and services available in the area and does not require unnecessary extension of the infrastructure. The proposal is consistent with the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The subject lands are situated within the 'Built-up Area' as per the 2019 Growth Plan. As such, the proposal conforms with the following policies of the plan:

Section 2.2.1.a): the vast majority of growth will be directed to settlement areas that:

- *have a built boundary;*
- *have existing or planned municipal water and wastewater systems; and,*
- *can support the achievement of complete communities.*

Section 2.2.1.c): Within settlement areas, growth will be focused in:

- *delineated built-up areas;*
- *strategic growth areas;*
- *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,*
- *areas with existing or planned public service facilities.*

Section 2.2.5.1: Economic development and competitiveness in GGH will be promoted by:

- *making more efficient use of existing employment areas and vacant and underutilized employment lands and by employment densities.*

Section 2.2.5.2: Major office and appropriate major institutional development will be directed to urban growth centres, major transit station areas, or other strategic growth areas with existing or planned frequent transit service.

Section 4.2.2.3: Within the Natural Heritage System for the Growth Plan:

- *new development or site alteration will demonstrate that:*
 - i) *There are no negative impacts on key natural heritage features or key hydrological features or their functions.*

The proposed high density mixed use development, is located within Brampton's built boundary, is situated at the intersection of two major transit corridors, and lies within a Major Transit Station Area. It will be served with the existing water/wastewater and transit systems, will support the achievement of complete communities, and will lead to the efficient utilization of the vacant employment lands. The proposal will also have no negative impact on the key natural heritage features. The proposed application conforms with the policies of the Growth Plan.

Region of Peel Official Plan

The subject lands are located within the 'Urban System' and 'Built-up Area' designations in the Region of Peel Official Plan. The proposal conforms with the following policies of the Official Plan:

Section 5.3.1.1: To conserve the environmental and resources attributes of the Region.

Section 5.3.1.2: To achieve sustainable development within the Urban System.

Section 5.3.1.3: To establish healthy complete urban communities that contain living, working, and recreational activities which respect the natural environment, resources and characteristics of the existing communities.

Section 5.3.1.4: To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.

Section 5.3.1.9: Preserve and protect land adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate.

Section 5.6.1.4: To attract and retain a range of employment types in Peel.

Section 5.6.1.5: To concentrate higher density employment Uses in appropriate locations such as urban growth centres, Regional intensification corridors, mobility hubs, nodes and corridors and in other areas served by transit.

The proposed high-density mixed-use development comprises a compact and healthy mix of prestige industrial, hospitality, office and retail uses that will meet the current and

future needs of the local businesses and community. It will lead to the creation of a significant number of job opportunities, and make an efficient use of the strategically located employment lands, and existing infrastructure, and public services. The proposed development will be transit supportive, will respect the natural environment and resources, and support sustainable development within the Urban System. The proposal conforms with the Region of Peel Official Plan.

City of Brampton Official Plan

The property is designated “Employment”, “Office”, “Industrial”, and “Open Space” in the Official Plan. The segments of Steeles Avenue West and Mississauga Road along the property are designated “Primary Intensification Corridor” in the Official Plan. The Steeles Avenue West/Mississauga Road intersection is designated “Major Transit Station Area” in the Official Plan. The “Office” designation portion of the property is part of a larger office area that is referred to as “The Mississauga Road Corridor (Bram West)”.

The proposed development conforms with the Official Plan policies relating to Employment Area, Industrial, Office, The Mississauga Road Corridor (Bram West), Major Transit Station Area, Primary Intensification Corridor, Valleyland/Watercourse Corridor, and Sustainable Development.

Bram West Secondary Plan

The property is designated “Office Centre”, “Valley Land”, “Primary Gateway”, and “Prestige Industrial” in the Bram West Secondary Plan (Area 40b). The proposed banquet hall/convention centre, hotels, and office/retail at grade uses are permitted in both the “Office Centre” and “Prestige Industrial” designations provided that urban design related policies are satisfied.

The proposed development conforms with the Bram West Secondary Plan policies relating to Office Centre, Prestige Industrial, Employment Target Area, and Open Space/Valleyland designations.

Zoning By-law 270-2004

The property is zoned “Agricultural (A)” and “Floodplain (F)” by Zoning By-Law 270-2004, as amended. The ‘Agricultural (A)’ zone does not permit the proposed land uses. The applicant has submitted a draft zoning by-law to amend the Zoning By-law to re-designate a part of the property (situated to the west and south of Levi Creek – developable area) from ‘Agricultural (A)’ zone to ‘Office Commercial (OC)’ zone to permit office, hotel, banquet hall/convention centre, and a number of retail uses to be allowed in conjunction with the primary land uses.

Staff is satisfied that the proposed amendment to the Zoning By-law captures the intent and vision of the Official Plan policy and will facilitate the development of the subject

property with mixed-use, high density, transit supportive, and pedestrian friendly employment uses.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the *Planning Act* requirement of 120 metres for such applications. A copy of all department/agency comments and conditions are attached as Appendix 9 to this report. Notice signs were placed on the subject lands to advise members of the public that an application for a Zoning By-law Amendment has been submitted.

A Statutory Public Meeting for this application was held on November 19, 2018. No member of the public made a presentation relating to the proposed development. Please refer to Appendix 8 for details of the Statutory Public Meeting.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities (2019-2022):

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by efficiently using land and resources and providing opportunity for efficient growth within the City’s built boundary. Several elements that are contributing fundamentals of a complete community, such as a balanced mix of industrial, office, recreational and commercial uses, safety, pedestrian comfort, design, environmental preservation and community character, are contemplated in the planning of the proposed development.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic.’ The proposed development supports Brampton 2040 Vision (Vision 2) for a mosaic of vibrant centres with quality jobs, a rich range of activities, and integrated living as it will be built around the principles of job creation, provision of quality services, and the generation of a variety

of commercial options to cater to the needs of the local businesses and community, without adversely impacting the natural environment and resources.

Conclusion:

Staff recommends approval of the proposed Zoning By-law Amendment (as attached in Appendix 10) as the following criteria have been satisfied:

- The subject application represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan. Further, the application is in conformity with the principles and overall policy direction of the City of Brampton Official Plan; and,
- Located at a gateway location, the subject lands are well suited to accommodate the proposed hotels, office tower (with ground level retail) and banquet hall/convention centre complex. The proposal will be attractively designed, and will serve to protect on-site valleyland and watercourse features. It is intended to be a compact, higher density, upscale, pedestrian friendly development which will act as a community landmark contributing to a positive sense of place. The proposal represents a desirable development and an opportunity for the City to add to its inventory of offices, hotels and banquet halls/convention centres.

Authored by:

Reviewed and Recommended by:

Nasir Mahmood MCIP, RPP
Development Planner
Development Services

Allan Parsons, MCIP, RPP
Director, Development Services
Planning, Building & Economic
Development

Approved by:

Submitted by:

Richard Forward, MBA, M.Sc., P. Eng.
Commissioner
Planning, Building & Economic Development

David Barrick
Chief Administrative Officer
City of Brampton

Appendices:

APPENDIX 1:	Concept Site Plan
APPENDIX 1A:	Renderings
APPENDIX 2:	Location Map
APPENDIX 3:	Official Plan Designation
APPENDIX 4:	Secondary Plan Designation
APPENDIX 5:	Zoning By-Law Designation
APPENDIX 6:	Aerial & Existing Land Use
APPENDIX 7:	Detailed Planning Analysis
APPENDIX 8:	Results of the Public Meeting
APPENDIX 9:	Results of Circulation
APPENDIX 10:	Draft Zoning By-law Amendment