



Report
Staff Report
 The Corporation of the City of Brampton
 11/4/2024

Date: 2024-10-09

Subject: **Recommendation Report**
 Application to Amend the Zoning By-Law
 (To permit a two-storey mixed commercial and office building (office uses on the second floor)
 Mayfield Commercial Centre Ltd. – Weston Consulting
 6029 Mayfield Road
 Ward: 10

Contact: Harjot Sra, Development Planner, Development Services & Design
 Angelo Ambrico, Manager, Development Services & Design

Report number: Planning, Bld & Growth Mgt-2024-830

RECOMMENDATIONS:

1. That the report from Harjot Sra, Development Planner, Development Services and Design to the Planning and Development Committee Meeting of November 4th, 2024, re: **Application to Amend the Official and Zoning By-Law**, Mayfield Commercial Centre Ltd – Weston Consulting, East of Airport Road and South of Mayfield Road, Ward 10 (File: OZS-2024-0026), be received;
2. That the **Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting**, Ward: 10, (File OZS-2024-0026), be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, the newly approved Provincial Planning Statement and conforms to the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated October 9th, 2024;
3. That the amendments to the Zoning By-Law, as generally attached as Attachment 10 to this report be adopted.

OVERVIEW:

- The application will facilitate a two-storey commercial and office building, (retail at grade and office uses on the second floor). The building is intended to have 6 units on the first floor and 12 units on the second floor, with a total gross floor area of 2,449.31 square metres (26,362 square feet).

- The property is designated as “Business Corridor” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Highway/Service Commercial” on Schedule SP49(a) of the Vales of Castlemore North Secondary Plan (Area 49). The Official Plan and Secondary Plan permit the proposed development.
- The site is zoned “Residential Hamlet One (RHm1)” and “Residential Hamlet One – Section 1544 (RHm1-1544)” by By-law 270-2004, as amended. An amendment to the existing zoning is proposed to permit the commercial and office uses.
- A Statutory Public Meeting for this application was held on August 12th, 2024. Results of the Statutory Public Meeting are included in Attachment 11 of this report.
- The development proposal represents good planning, is consistent with the Provincial Policy Statement, the new Provincial Planning Statement 2024, and is in conformity with the Growth Plan for the Greater Golden Horseshoe and the City’s Official Plan.
- The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting 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:

The subject lands are located east of Airport Road and south of Mayfield Road. The lands are designated “Business Corridor” on Schedule ‘A’ of the Official Plan and “Employment” on Schedule ‘1’ of the Official Plan. The subject lands are also designated “Mixed-Use Employment” on Schedule 2 of the Brampton Plan. The property is designated as “Highway/Service Commercial” on Schedule SP49(a) of the Vales of Castlemore North Secondary plan (Area 49).

This application was submitted on March 25th, 2024 and it was deemed to be complete in accordance with the Planning Act on May 8th, 2024. The Statutory Public Meeting for the application was held at the August 12th, 2024 Planning and Development Committee Meeting.

This landowner for the subject site the developer of the abutting commercial plaza site to the east and south (approved via File:OZS-2020-0005), and this subject property will operate as part of the plaza lands. , which consists of 17 commercial buildings, and 871 parking spaces. The site plan application (File: SPA-2021-0161)for the adjacent plaza

site is now substantially complete, and the construction of that site is well underway through the issuance of conditional building permits. The concept plan for the entire commercial plaza could be found as Attachment 8.

CURRENT SITUATION:

Proposal

The application to amend the Zoning By-law is required to permit the proposed two-storey commercial office building. In this regard, the existing “Residential Hamlet One (RHm1)” zoning designation does not permit the proposed use. The draft amendment to the Zoning By-law is attached to this report (Attachment 10).

Details of the proposal are as follows:

- Intended to be a condominium tenured commercial and office development (a Draft Plan of Condominium application will be required);
- One (1) two-storey building intended for ground for retail uses and office uses on the second floor;
- Gross floor area (GFA) of 2,449.31 square metres with a lot coverage of 27.10%; and
- 46 parking spaces, in addition to the approved 871 parking spaces to the larger commercial plaza.

Property Description and Surrounding Land Uses:

The site has the following characteristics:

- is located south of Mayfield Road and east of Airport Road, but does not include the corner property at the intersection.
- is vacant.
- is composed of a site area of 1.031 acres with a frontage of approximately 55.22 metres along Mayfield Road.

The surrounding land uses are described as follows:

- North: Mayfield Road, beyond which are vacant lands currently in agricultural use within the Town of Caledon.
- South: A temporary outdoor storage facility with transport trucks occupying a majority of the site.

- East: commercial plaza property (owned by the subject developer), and beyond is a low-density residential community (single-detached dwellings).
- West: At the southeast corner of Mayfield Road and Airport Road are existing single-detached dwellings. West of Airport Road are a variety of uses including a gas station, convenience retail, residential, agricultural, cultural centre, and cemetery.

Tertiary Plan and Access Arrangements through SPA-2021-0161

The applicant submitted a Tertiary Plan in association with this application and it is included as Attachment 8 to this report. The Tertiary Plan shows the location of an access easement that is proposed which is to be over the subject commercial lands, in favour of 11903 Airport Road, which will provide the corner properties to obtain access through the commercial plaza in the future. Airport Road is a Regional Road and further discussion with the Region of Peel is required to determine whether there is any opportunity for an additional access on Airport Road, through a future planning application. The access easement will be secured via the Site Plan Agreement for the commercial site (file: SPA-2021-0161). At the time of writing this report, the City's Legal department is in the process of finalizing that Site Plan Agreement. Staff is satisfied that appropriate arrangements are in place to ensure appropriate access for the westerly corner properties, upon their redevelopment.

Sustainability Score

The applicant has completed a Sustainability Assessment for the proposal (see Appendix 9). The proposal achieves an overall sustainability score of 20 points for the development of 'Building R' only. Staff note that the Sustainable Scoring does satisfy the Bronze threshold when considering the site with the remainder of the commercial plaza, which achieved a score of 39.

Summary of Recommendations

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 10.

Planning Analysis Summary

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The application to amend the Zoning By-law is consistent with the Provincial Policy Statement, including the newly approved Provincial Planning Statement 2024, conforms to the Growth Plan for the Greater Golden Horseshoe, and the goals and objectives of the City's Official Plan. The proposal represents good planning. Please refer to Attachment 12 "Detailed Planning Analysis" for additional details.

Matters of Provincial Interest

Planning Act:

This development proposal has regard for the following matters of Provincial interest subject to the recommended holding provisions as set out in Section 2 of the Planning Act:

- The adequate provision of employment opportunities;
- The appropriate location of growth and development;
- The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- The promotion of built form that:
 - Is well designed;
 - Encourages a sense of place; and
 - Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant

Provincial Policy Statement (2020):

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (2020) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with the Provincial Policy Statement, including with respect to the land designations, the environment and employment opportunities.

Section 1.1.1 – healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- d) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- h) promoting development and land use patterns that conserve biodiversity;

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

1. Providing for an appropriate mix and range of employment, institutional and broader mixed uses to meet long term needs;
2. Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

According to Section 1.3.2 of the Provincial Policy Statement, planning authorities shall promote economic development and competitiveness in employment areas by:

- 1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs

Staff note that the development application was received at the time when the Provincial Policy Statement (2020) was in effect. At the time of writing this report, the Provincial Policy Statement (2020) remained in-effect and the proposal is consistent with the PPS. As per Section 1.3.1 (b) of the PPS, the application represents an appropriate location for employment uses, which includes a range of employment activities and ancillary uses to support an employment area. This includes retail and office uses, which is also supported and conforms to the City's Official Plan policies.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement (2020).

Provincial Planning Statement (2024)

As of October 20th, 2024, the Provincial Policy Statement will no longer be in effect and will be replaced by the Provincial Planning Statement. At the time of writing this report, the new Provincial Planning Statement was not yet in-effect. Staff note that the new Provincial Planning Statement proposes to make changes to its employment policies, whereby Office and Retail uses would generally be restricted in an Employment Area, should they not be associated with the primary employment use. The proposed zoning by-law amendment proposes an expansion to a previously approved commercial plaza and incorporates additional retail and office uses which are consistent with the existing land use framework and contributes towards the achievement of a complete community by consolidating an existing lot, which was previously a 'hold-out' property. Staff is satisfied that the proposal is consistent with the Provincial Policy Statement and the Provincial Planning Statement.

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. These are communities that are well designed to meet people's needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe with respect to economic development and competitiveness, and development in designated greenfield areas. A detailed analysis of these policies can be found in Attachment 10 of this report.

Staff note that as of October 20th, 2024, the Growth Plan will no longer be in effect.

Municipal Planning Documents

City of Brampton Official Plan (2006)

The City's Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. The proposal is consistent with the Official Plan as it meets the intent of the Official Plan designation.

The lands are designated 'Business Corridor' on Schedule A of the Official Plan. The business corridor designation permits a broad range of employment and employment-related uses. The applicant has demonstrated that the proposal meets the requirements of the Business Corridor designation.

Brampton Plan

On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The property is designated 'Employment' in Schedule 1A, and 'Mixed-Use Employment' in Schedule 2. The 'Employment' designation permits land uses such as warehousing, distribution, construction, light and heavy industrial uses, trades, outdoor storage, and other uses requiring a range of land parcel sizes. The Mixed-Use designation permits a broad range of office, business and business park, service and institutional uses to serve the general public and Employment Areas. Section 2.2.8.14 outlines that the predominant use in the Mixed-Use Employment designation will be Major Office with commercial and retail uses permitted to support the function of Employment Areas.

Vales of Castlemore North Secondary Plan (Area 49):

The property is designated 'Highway and Service Commercial' in the Vales North Secondary Plan (Area 49). The 'Highway and Service Commercial' designation permits a range of Highway and Service Commercial uses including retail, supermarket, restaurant, pharmacy, office, and financial institutions. The proposed development will be required to fulfill cost sharing requirements prior to site plan approval, in accordance with section 7.2.7. The proposal conforms with the intended vision of the 'Highway and Service Commercial' designation by complying with the permitted uses outlined in the Secondary Plan and policies regulating built form and urban design (see Attachment 12).

City of Brampton Zoning By-Law

The subject property is zoned 'Residential Hamlet One (RHm1)' in By-Law 270-2004, as amended. Staff is satisfied with the recommended Zoning By-Law Amendment to rezone the subject lands to 'Service Commercial (SC)' to permit a two-storey commercial building.

Results of Application Circulation

The application was circulated to City Departments, community agencies and property owners within 240 metres of the subject property, exceeding the Planning Act requirement of 120 metres for such applications. Notice signs were placed on the subject lands to advise members of the public that the application to temporarily amend the Zoning By-law was filed with the City. The statutory public meeting was held on August 12th, 2024.

Results of the application circulation can be found in Attachment 11 – Results of Application Circulation.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications associated with this application. Revenue that is 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.

STRATEGIC FOCUS AREA:

This application to amend the Zoning By-law aligns with the strategic focus area "Growing Urban Centres & Neighborhoods." The proposal will add a new use to the area that will support the further intensification of the neighbourhood, and is designed to integrate into both the existing, and potential future urban fabric.

CONCLUSION:

Staff recommends approval of the Zoning By-Law Amendment (attached as Attachment 12) as the following has been satisfied:

- The application is consistent with the Provincial Policy Statement (2020), Provincial Planning Statement (2024) and conforms to the Growth Plan for the Greater Golden Horseshoe (2020);

- The application conforms with the principles and overall policy direction of the City of Brampton's Official Plan (2006) and the Brampton Plan (2023); and
- The provisions of the Zoning Bylaw amendment will facilitate compatibility with the abutting Residential neighbourhood;
- The Tertiary Plan will facilitate the comprehensive development of the subject lands and neighbouring properties.

As a result of the above, the proposed development represents good planning and is in the public interest.

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Attachments:

- Attachment 1: Concept Plan
- Attachment 2: Location Map
- Attachment 3: Official Plan Designations
- Attachment 4: Secondary Plan Designations
- Attachment 5: Zoning Designations
- Attachment 6: Aerial and Existing Land Uses
- Attachment 7: Heritage Resources
- Attachment 8: Tertiary Plan
- Attachment 9: Sustainability Assessment
- Attachment 10: Detailed Planning Analysis

- Attachment 11: Results of the Public Meeting
- Attachment 12: Draft Zoning By-law Amendment
- Attachment 13: Results of External Application Circulation
- Attachment 14: Building Elevations