

Date: 2021-01-29

File: OZS-2020-0001

Subject: **Recommendation Report**
Application to Amend the Zoning By-law (Temporary Use)
(To permit a medical office and pharmacy with residence above for
a temporary period of three years)
Candevcon Limited – 2565361 Ontario Inc.
10209 Bramalea Road
East side of Bramalea Road and north of Peter Robertson
Boulevard
Ward: 9

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Report Number: Planning, Bld & Ec Dev-2021-134

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law (Temporary Use), **Candevcon Limited – 2565361 Ontario Inc.**, 10209 Bramalea Road, east side of Bramalea Road and north of Peter Robertson Boulevard, Ward 9 (File OZS-2020-0001), to the Planning and Development Committee Meeting of February 22nd, 2021, be received;
2. **THAT** Zoning By-law Amendment (Temporary Use) application submitted by Candevcon Limited on behalf of 2565361 Ontario Inc., Ward 9, File: OZS-2020-0001, be approved, on the basis that the application 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 Planning Recommendation Report, and,
3. **THAT** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to this report be adopted;

Overview:

- The application is proposing to permit the conversion of the existing two-story building at 10209 Bramalea Road into a medical office and pharmacy on the main floor with an apartment unit on the second floor for a temporary period.
- This report recommends the proposed application be approved and the amending Zoning By-law be enacted for a temporary period of three years.
- The lands are designated 'Residential' in the Official Plan. An Amendment is not required as the proposal is for a temporary use.
- The lands are designated 'Low Density Residential 1' in the Springdale Secondary Plan (SPA 2). An Amendment to this Plan is not required as the proposal is for a temporary period of time.
- The subject property is split zoned 'Agricultural (A)' and a site specific residential zone by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required in order to permit the proposed use. The applicant is proposing a temporary re-zoning for a three year period.
- A Statutory Public Meeting was held on March 9th, 2020. There were no members of the public in attendance who spoke at the meeting and no written submissions were received. Details of the Statutory Public Meeting are included in Appendix 8 of this report.
- The application is consistent with the Provincial Policy Statement (2020), and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan and the City of Brampton Official Plan.
- The proposal is consistent with the "2019-2022" Term of Council Priorities by supporting "A City of Opportunities" theme. The proposal is consistent with the direction of revitalizing existing neighbourhoods, and building complete and sustainable communities to accommodate growth for people and jobs.

Background:

The property is located on the east side of Bramalea Road, north of Peter Robertson Boulevard. The site is approximately 0.19 hectares (0.47 acres) in area and has

frontage along Bramalea Road. The property currently contains a two-storey building with surface parking.

This application was submitted by Candevcon Limited on behalf of 2565361 Ontario Inc., December 6th, 2019. It has been reviewed for completeness and found to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on January 22nd, 2020.

A Statutory Public Meeting was held on March 9th, 2020. There were no members of the public in attendance who spoke at the meeting and no written submissions were received. Details of the Statutory Public Meeting are included in Appendix 8 of this report.

Current Situation:

Proposal (Refer to Appendix 1)

The applicant is proposing to amend the Zoning By-law temporarily to permit a medical office and pharmacy use on the main floor with an apartment unit on the second floor within the existing building at 10209 Bramalea Road. The amendment is proposed for a temporary period of three years. The applicants have indicated that they intend to come forward with a proposal for a more comprehensive redevelopment of the property in the future, which is expected to propose a seniors care/residence facility.

The current proposal includes the following features:

- Retaining the existing two-storey building
- Medical clinic and pharmacy on the first level
- One apartment unit on the second level; and,
- 24 parking spaces

The applicant has filed a site plan application (SPA-2020-0173), which will look at the design of the parking area and landscaping between the surrounding land uses.

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

The lands have the following characteristics:

- has a total site area of approximately 0.19 hectares (0.47 acres);
- currently has access to Bramalea Road; and,
- has a two-storey building located on site.

The surrounding land uses are described as follows:

North: Single detached dwellings.

South: Single detached dwellings. Beyond the single detached residential dwellings are commercial plazas and Brampton Civic Hospital.

East: Single detached dwellings.

West: Beyond Bramalea Road to the west are single detached dwellings, townhouse dwellings, and an open space/woodlot.

Summary of Recommendations

This report recommends that Council approve the proposal for the additional uses within the existing building and adopt the Temporary Zoning By-law Amendment attached to this report as Appendix 10.

Planning Analysis Summary

The proposal has regard for matters of provincial interest that are set out in the Planning Act. The application proposes to repurpose an existing building for a period of three years. The proposal and implementing Temporary Zoning By-law represent good planning, are consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan.

A detailed planning analysis can be found in Appendix 7.

Planning Act

This development proposal has regard for the following matters of Provincial interest as set out in Section 2 of the Planning Act.

The proposed development is in an appropriate location (Section 2(h)) for the proposed mixed-use development. It provides for another form of housing in the neighbourhood as well as employment opportunities (Section 2(j) and (k)).

The proposal has regard for matters of provincial interest that are set out in the Planning Act and represents orderly development in a location that is suitable for growth and development. Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 39(1) of the Planning Act, and advises that the application satisfies these criteria.

Provincial Policy Statement

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 (PPS) provides direction on matters of provincial interest related to land use planning and development.

The PPS includes policies related to land uses being compatible, complete and efficient land use patterns that are an appropriate range and mix of uses. The proposed development is consistent with the PPS, in terms of the following sections:

- Section 1.1.1 – Healthy Liveable communities
- Section 1.1.3 – Settlement Areas
- Section 1.3 – Employment

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

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

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 throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) supports the achievement of complete communities. The proposal meets the intent of the Growth Plan as it provides for a mixed use building within an already built up area.

The 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 lands are located within the “Urban System” designation in the Region of Peel Official Plan and conforms to the related policies with respect to healthy communities efficiently using resources.

The City of Brampton Official Plan

The City of Brampton Official Plan provides guidance and policies for the future of the City. The subject property is designated ‘Residential’ on Schedule A of the Official Plan. Although the subject proposal does not meet the general intent of the Official Plan designation, it does meet the Temporary Use policies of section 5.10.2 of the Official

Plan. There are no anticipated undue negative impacts on the neighboring properties, and the site plan application is intended to mitigate any potential impacts on surrounding properties. Therefore, since the subject application is for a temporary period of 3 years (maximum as permitted by the Official Plan) the proposal does meet the intent of the Official Plan.

Staff are satisfied that the objectives of the Official Plan have been met.

Springdale Secondary Plan (SPA2)

The subject property is designated 'Medium Density Residential' within the Springdale Secondary Plan. Although the subject use does not meet the intent of the Secondary Plan, the proposal is temporary in nature and therefore an Amendment to this plan is not required. Furthermore, the proposed uses are complementary to the existing residential neighborhood.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands February 13th, 2020, 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 Appendix 9 to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Zoning By-law had been filed with the City. This report along with the complete application requirements, including studies have been posted to the City's website.

A Statutory Public Meeting for this application was held on March 9th, 2020. There were no members of the public in attendance at the public meeting. Details of the Statutory Public Meeting are included in Appendix 8 of this report.

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.

Living the Mosaic – 2040 Vision

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

Term of Council Priorities:

The 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 providing opportunity for efficient growth within an existing community.

Conclusion:

The Development Services Division undertook a circulation of the application to ensure all technical and financial matters have been satisfactorily addressed. Staff is satisfied with the proposed Temporary Zoning By-law Amendment application. The proposal represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, Region of Peel Official Plan and City of Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 10 for a temporary period of three years. The temporary Zoning By-law Amendment is appropriate considering that the proposed temporary use is an efficient use of land resources, is appropriate for the area, and not expected to create undue adverse impacts on the adjacent uses.

In summary, the application is appropriate for the orderly development of the lands and represents good planning.

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Attachments:

- Appendix 1: Concept Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Detailed Planning Analysis
- Appendix 8: Results of the Public Meeting
- Appendix 9: Results of the Application Circulation
- Appendix 10: Zoning By-law Amendment